

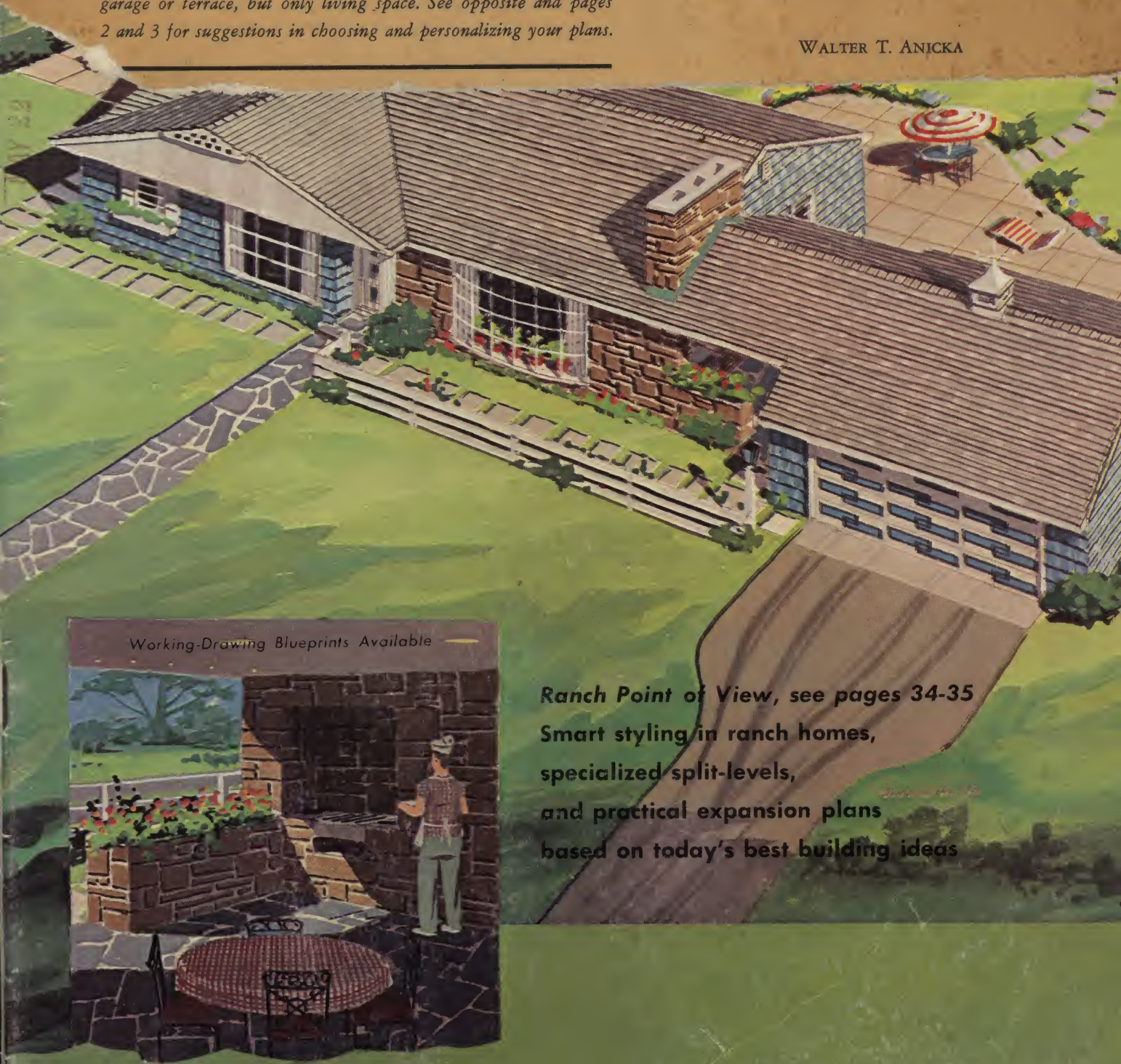
BEST HOMES

ISSUE 17

ARCHITECTS IN THIS ISSUE

WALTER T. ANICKA

The houses are, in general, arranged by size according to square foot area. This does not include optional areas such as porches, garage or terrace, but only living space. See opposite and pages 2 and 3 for suggestions in choosing and personalizing your plans.



Ranch Point of View, see pages 34-35
Smart styling in ranch homes,
specialized split-levels,
and practical expansion plans
based on today's best building ideas

Now, how do you go about finding the man?

[illegible]

Once you have satisfied yourself with the contractor's skill, integrity and financial ability to do the job, then price should be your next consideration. Don't automatically take the man who furnishes the lowest bid. Take the man who—you are sure, after your survey of the field—will deliver the *best possible* house for the money you can *afford to pay*.



BEST HOMES

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ARCHITECTS IN THIS ISSUE

WALTER T. ANICKA

ALWIN CASSENS, JR.

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BEST HOMES

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RANCH HOMES

See pages 6, 7, 8, 10, 11, 14, 15, 17, 23, 27, 28, 30, 32, 33, 34, 37, 38, 39, 43, 46, back cover.

EXPANSION AND TWO-STORY HOMES

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SPLIT-LEVEL HOMES

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TWO-BEDROOM HOMES

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THREE-BEDROOM HOMES

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FOUR- (AND MORE) BEDROOM HOMES

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HOMES WITH RECREATION ROOMS, STUDY OR DEN

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HOMES WITH GARAGE

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Facts you will want to know

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To order the blueprints of your choice

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To order other Archway home-plan books

inside back cover

the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a rough estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.



I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?

We regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. Most homebuilders intend to move the moment their houses are built. We don't get the addresses of the building lots from people who build plans. We would like to furnish this information, but under the circumstances only rarely can we do so.

What are the advantages of an architect-designed house?

A house designed by an architect who is a small home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

I like one of your houses, but it would fit better on my lot if it were reversed—the garage on the left instead of the right, etc. Can I get reversed plans?

If you desire, we will furnish reversed plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send two mirror images, and two in the original position so that you can read the figures and

directions easily. Experienced builders and contractors find these blueprints entirely satisfactory to work from.

Can you make changes in blueprints for me?

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes, which can be made locally.

Can I build my house of brick or concrete block, although the description calls for frame construction?

If the house plan (or example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily; only the width of the exterior walls must be adjusted.

How can I obtain cost estimates for the plan which I like best?

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select, in your own building area.

I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is big enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by your contractor.

Small Home Space – Big Home Charm

PLAN NO. 3349-P

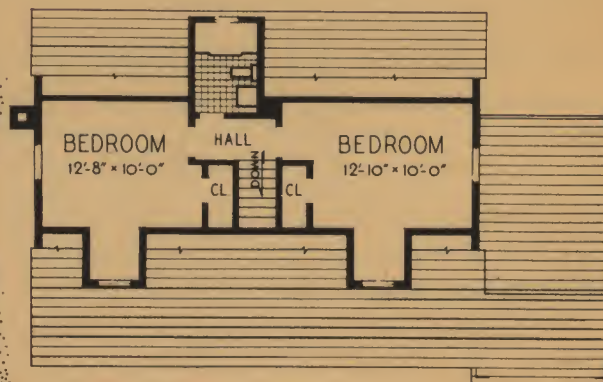
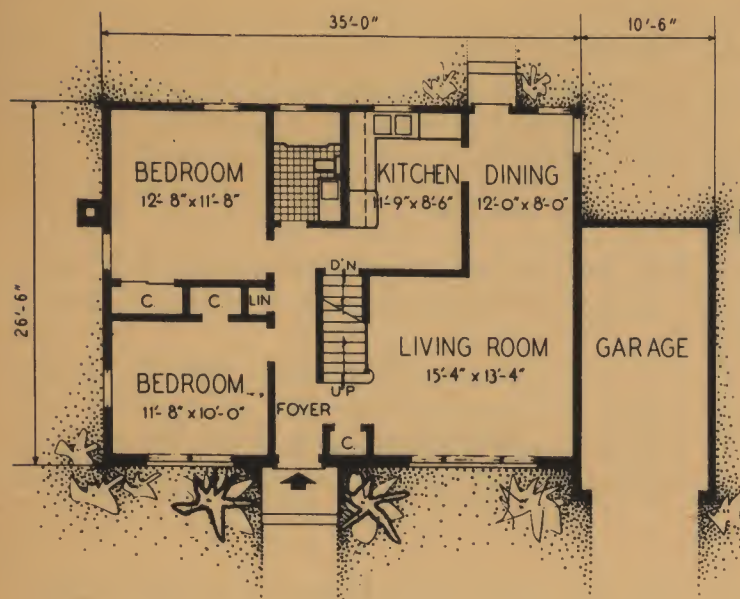
Walk into the foyer of this lovely home, and to the right you'll see the living room with its picture window almost 9' long. Add a dining ell that is a room in itself, and you have over 27 feet of through entertaining space. At the back of the house, too, is the kitchen, also of very generous size, with plumbing fixtures that use the same lines as the bathroom beyond for economy. Note a special built-in vanity, another bit of luxury planning. There are

two large, downstairs bedrooms with wardrobe closets and cross ventilation in each. Up the graceful stairway, there's an unfinished second floor, with two more bedrooms and bath for an expansion-minded family.

Overall Dimensions: 35' x 26'6", excluding garage.

Square Feet: 928 (1st floor).

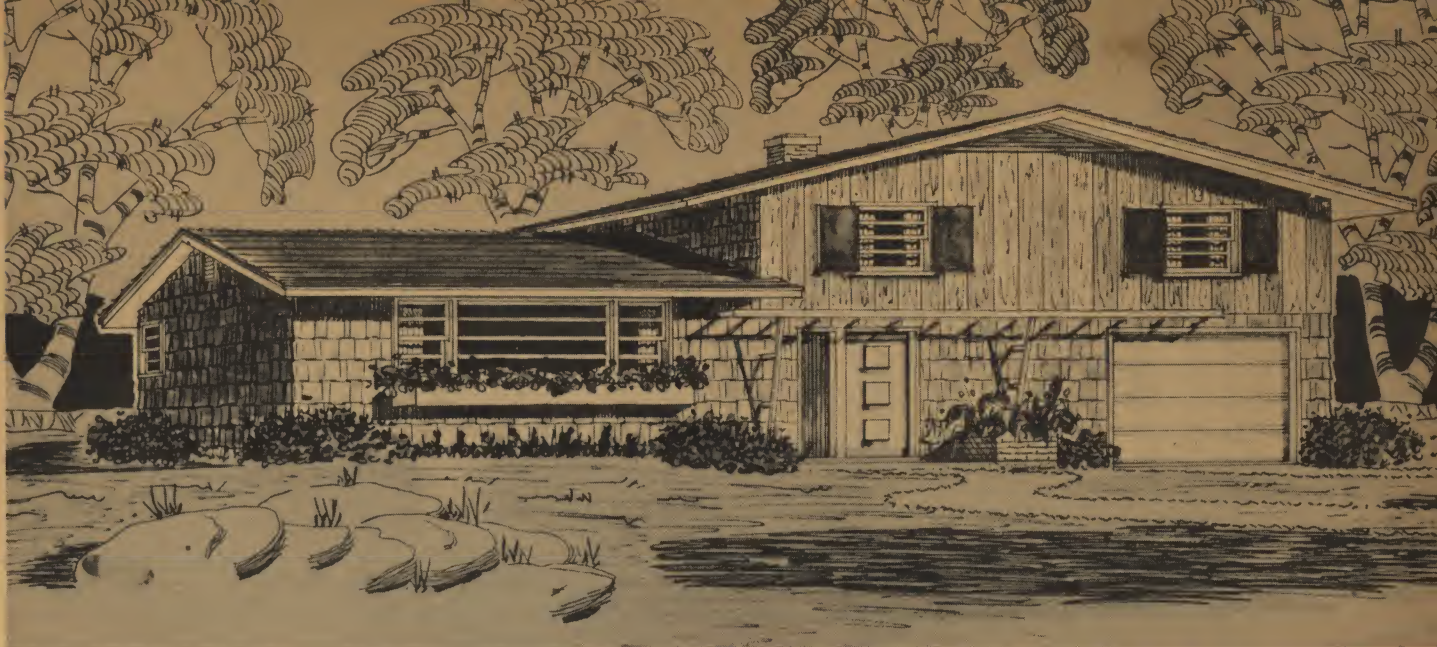
Architect: Alwin Cassens, Jr.



FUTURE SECOND FLOOR

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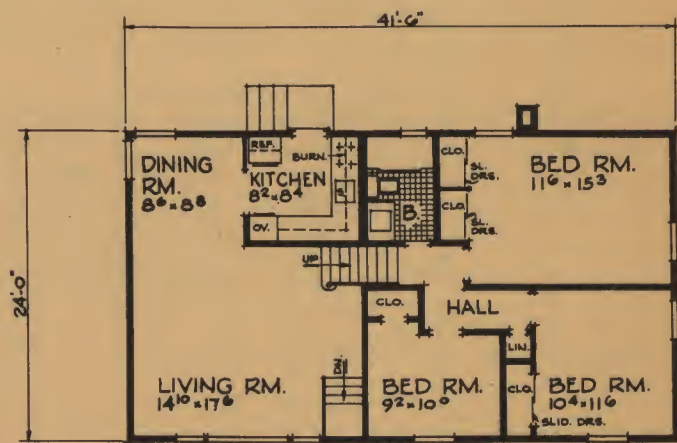


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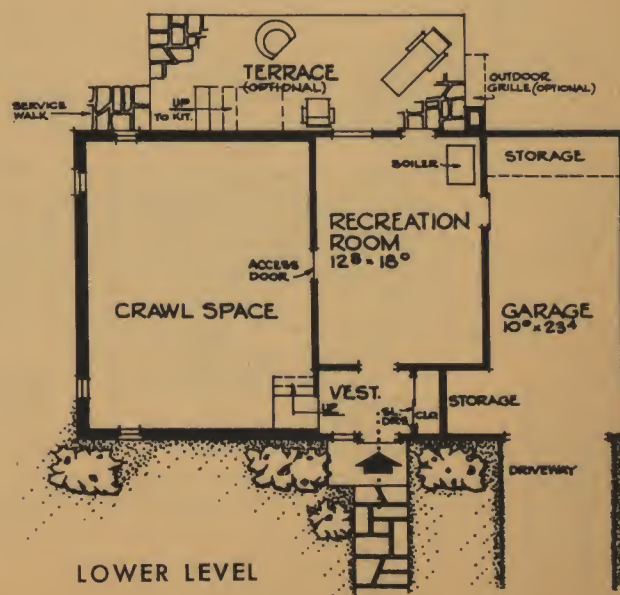
Smart Split Level Planning

This is a livable level home with a floor plan that makes sense especially to a family with growing youngsters. The traffic circulation is so good that it deserves special mention. From the entry porch you go into the vestibule where a sliding-door coat closet is placed conveniently. The recreation room is on the same level as the foyer, straight ahead to the back, and there is access also from the garage. The terrace at the back is optional, but if it is added, the visitor or youngster can come right into the house and go through the recreation room, without disturbing the upper living levels. An outdoor grille could be added utilizing the chimney at the back for cook out picnics. A stairway from the terrace goes up to the kitchen entry, most convenient if meals are served out of doors but cooked inside. This entry to the kitchen is another good circulation feature, since there is no need to use the main house entry or recreation room for service deliveries. To reach the living room from the foyer, a stairway opens to the left of the vestibule and this extra open area is added to the living area for a feeling of spacious charm. The living room is across the front of the house with a stunning ranch window visible from the street, and at the back there is a dining ell, complete with corner windows so that the living-dining area can have three exposures and the additional ventilation comfort that this means. An attractive half-flight of stairs leads up to the bedroom level (well placed so that there is no need to cross the living areas) and here you find three fine chambers, well supplied with closets and designed for comfort, plus a fully tiled family bathroom. The compact lines of the house promise economy with no sacrifice of living luxury on a budget scale.

PLAN NO. 5860-P



UPPER LEVELS



Overall Dimensions: 41'6" x 24'.

Square Feet: 996.

Architect: Herman H. York.

Picture-Perfect Ranch House

PLAN NO. 4551-P

You'll know what easy living can be in this tidy white ranch house, enhanced by a white picket fence and crisp landscaping. A covered porch leads to foyer and central hall which makes it easy to keep all areas traffic-free.

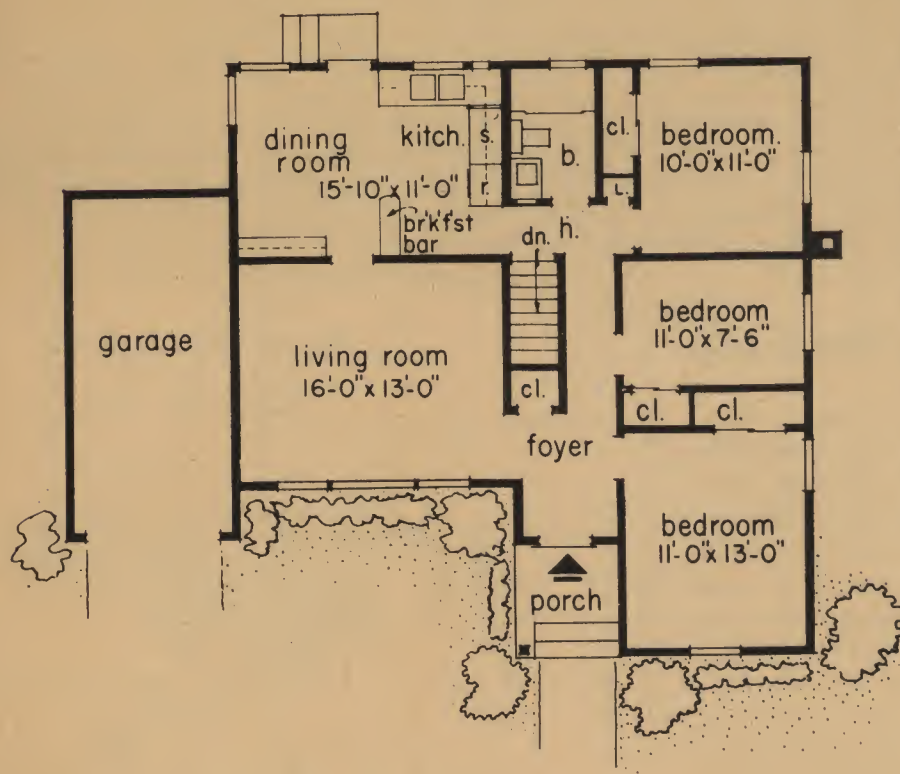
Closet walls solve your storage problems beautifully, with minimum use of living space and sliding doors are space-savers, too. The front and back bedrooms can accommodate twin beds, and in the small bedroom a "double-decker" can answer the problem of sleeping quarters for a family of six.

You'll never want a sunnier, more efficient kitchen than the one planned here, with corner windows at the dining end and a breakfast bar. Note the convenient arrangement of work area, to save Mother's steps. Designed for full family living, this moderate-sized home gives a maximum of comfort, and the cost is kept at a minimum. As you light the lamp in your living room at the luxury picture window, you will know that this is home, sweet home.

Overall Dimensions: 34'9" x 35'.

Square Feet: 1,007.

Architect: Herman H. York.



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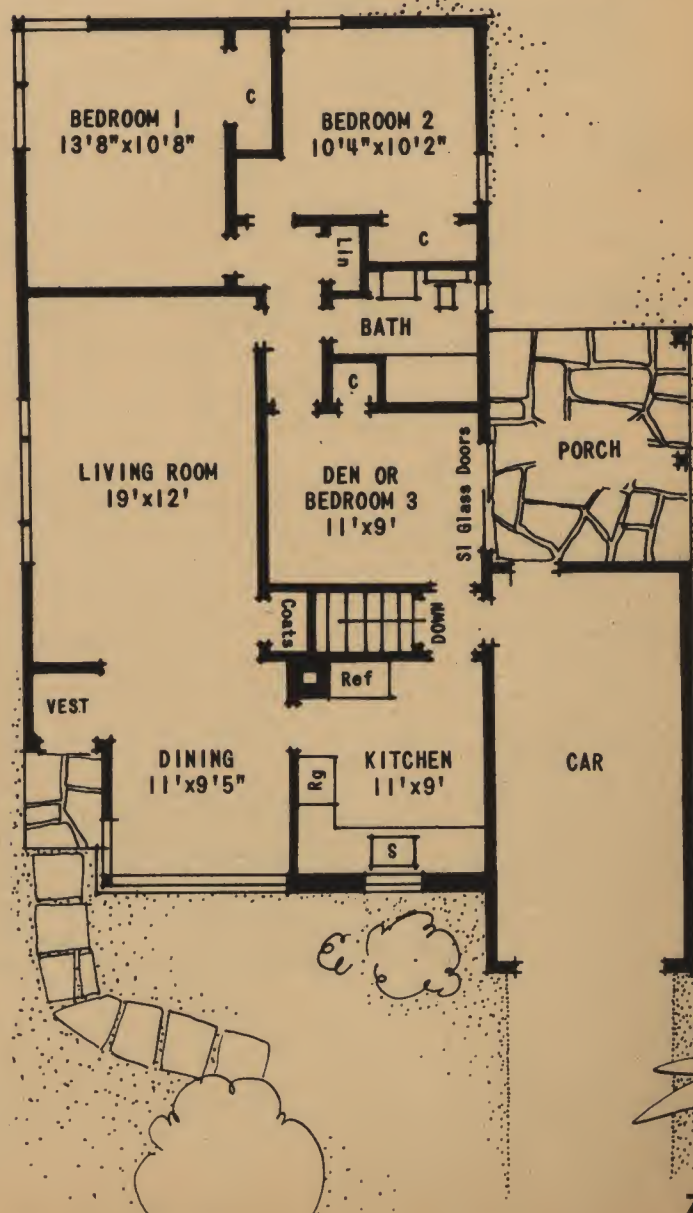


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Narrow Lot Perfection

PLAN NO. 5861-P

Here is the solution to the problem of what to build on a narrow lot—a house with style and charm and plenty of room for a family. The living room and dining area are designed on the open plan so that the two areas may be treated as one or effectively separated by a room divider or by the placement of the furniture. The vestibule leading to these rooms, and the coat closet, are big helps in eliminating clutter. Large window areas make these two rooms bright and sunny; the window treatment in the other rooms, too, helps to make the entire house light and airy. The kitchen is at the front of the house which gives a pleasant view from the window over the sink, and it is close to the dining room for easy serving. There is a step saving arrangement of work space in the kitchen, and since the back door of the kitchen is near the door to the garage, deliveries may be easily made directly into the kitchen. Two bedrooms at the rear of the house have cross ventilation, and very large closets, and are situated for maximum privacy and quiet. The bath is convenient to all areas of the house, and the linen closet adjacent will provide ample space for storage of all bedroom and bathroom linens. The third bedroom is perfect for a den, guest room or children's playroom, and the sliding glass doors give it a luxury touch. If the porch is screened in or glass enclosed it would make an extra room available for outdoor entertaining in perfect comfort, and the combination of den and porch with the connecting sliding glass doors would make it a popular spot for all members of the family. This house has a full cellar for utility space and storage space, and the garage is twice as handy because it has an entrance directly into the house, as well as one to the porch. For the family that appreciates good style, well planned rooms and airy comfort there couldn't be a nicer house.



Overall Dimensions: 24'6" x 45'4" (excluding garage).

Square Feet: 1,010.

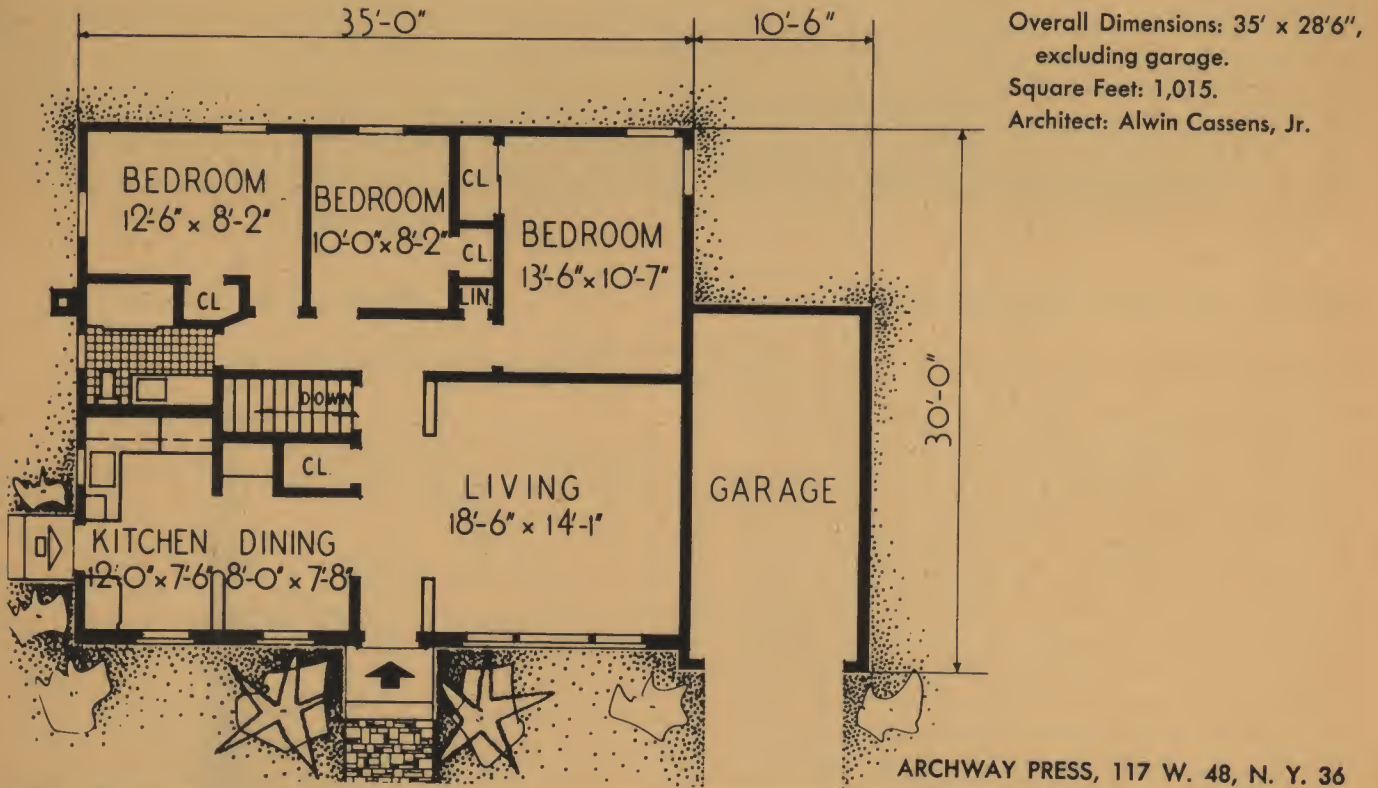
Architect: Lester Cohen.

Ranch House Stepsaver

PLAN NO. 3308-P

There isn't an inch of waste space in this compact house, even though the long, outside lines indicate that it's much larger than it seems. Mother will welcome the convenient kitchen, bright and cheery with cross ventilation, and at the front for easy access to entry and service yard. The dining room is a joy, too, not so large that it adds a clean-up burden, but with plenty of space for family and

formal dinners. Although the living room is large, waist-high bookshelves which serve to set it off from the foyer give the aspect of even more space, and the stunning picture window brings the charm of the outdoors in. At the back, and assured of privacy by the minimum hall, there are three good-sized bedrooms where the most has been made of every bit of space for comfort.



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Expansion Area Means More

PLAN NO. 1626-P

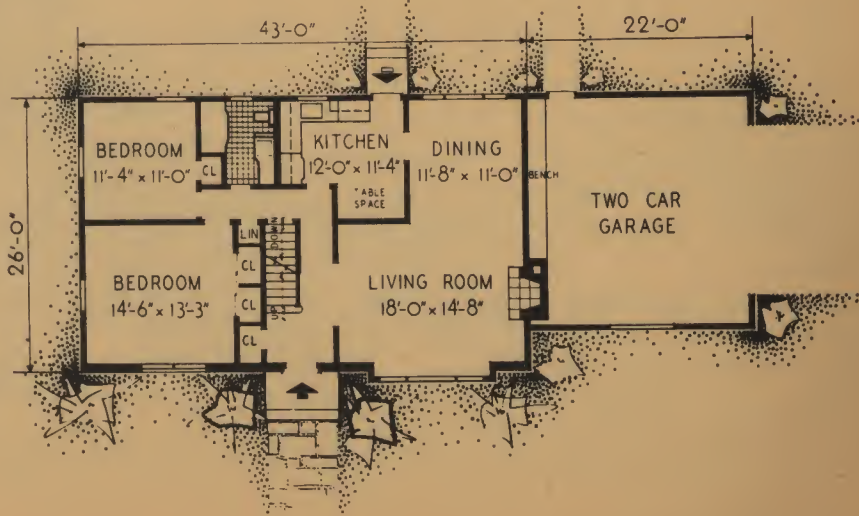
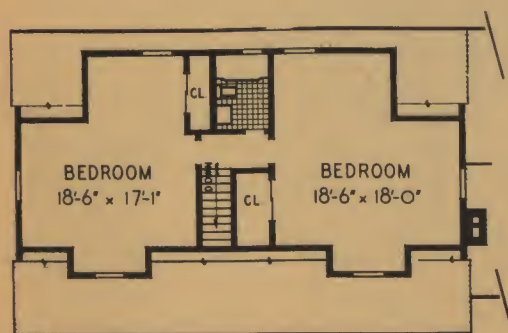
To make the most of your building dollars, this expansion home really goes all out to offer you perfect living now and always. The best feature is that you expand and finish the future second floor when convenient and whenever it proves best for you and your budget. When you do, you'll add two large bedrooms (both over 18' areas) as well as two huge sliding door closets and a complete second bathroom. Notice that each of these extra rooms has three exposures for cool comfort. The first floor plan provides sleeping quarters in two spacious chambers each of which has cross ventilation. The central bathroom is back to back with the kitchen, and is fully tiled. A guest vanitory is an added convenience. The kitchen offers an L-shaped arrangement of stove, sink, refrigerator and many counters and cabinets, plus a welcom-

ing alcove to serve as a breakfast nook. Notice the excellence of the traffic circulation, with the center hall from the front foyer leading into kitchen, bedroom hall, and to the right, the major living rooms. There is also a back entry for deliveries and easy access for the children. At the front the living room is handsomely proportioned and there is a smart box bay picture window to look out on the front garden and path. Combined with the dining room beyond, there is a full depth of more than 25'. The long wall on which the fireplace is set emphasizes this sweep and makes arrangement of furniture particularly effective. The attached two-car garage makes the house seem larger than it is and affords a man-sized bench for workshop use. Expansion becomes practically perfect in this lovely house.

Overall Dimensions: 43' x 26', excl. gar.

Square Feet: 1,080 (1st floor).

Architect: Alwin Cassens, Jr.

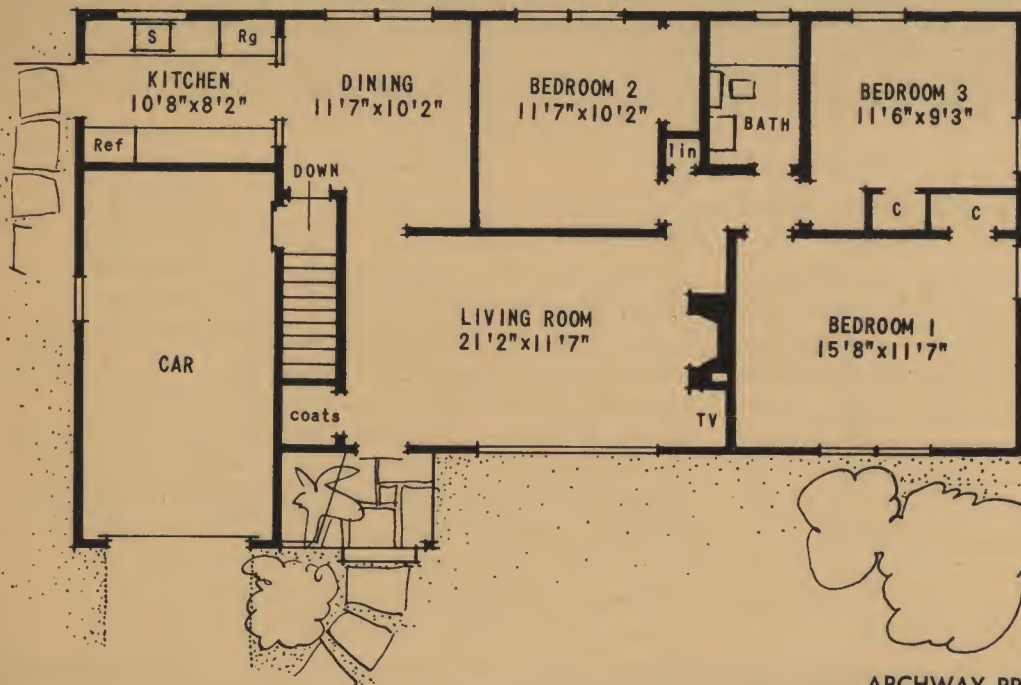


Designed for Delightful Living

PLAN NO. 1710-P

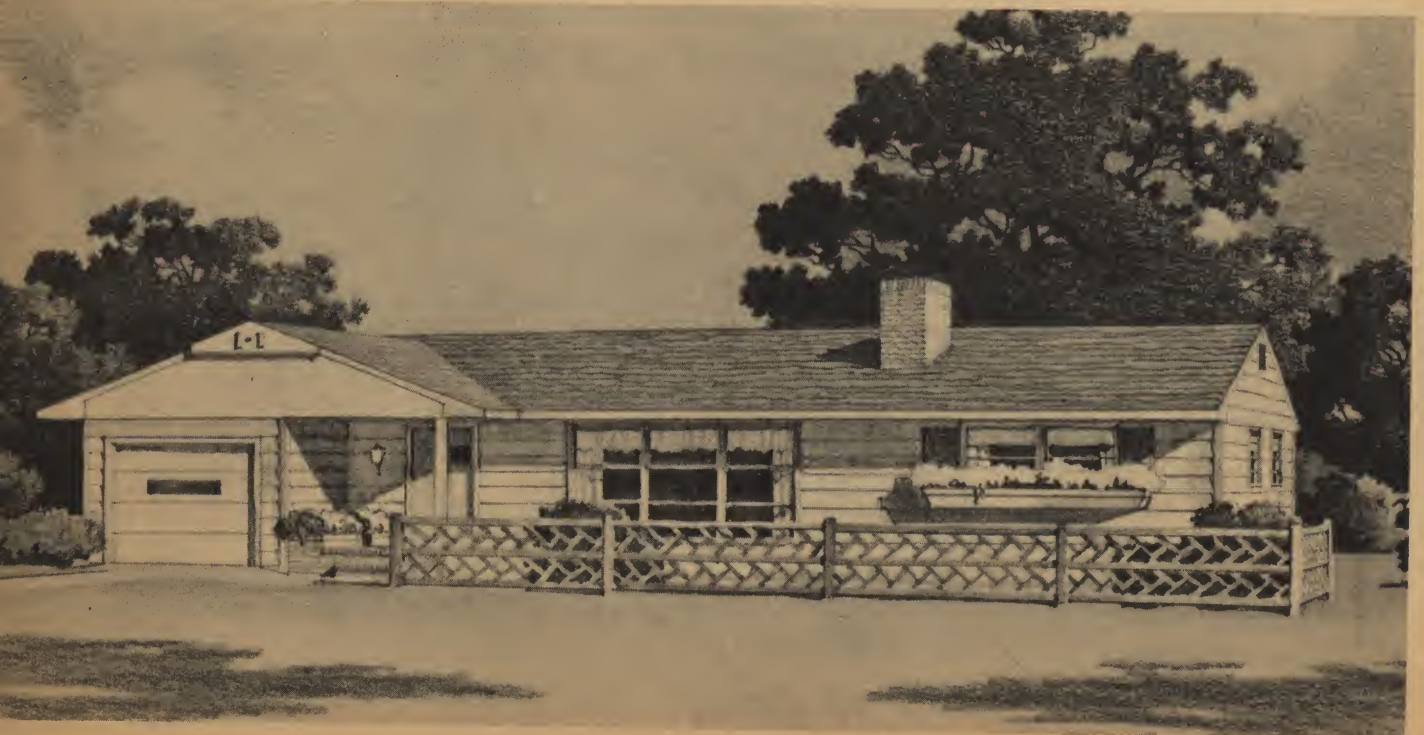
You'll love the look of this rambler and so will every one who sees it on your lot. It's a home that combines economy with charm and comfort, easy to build and yet a distinctive residence for your family. The lines are long and low and yet with the integrated garage with the gable over one end, the house is just over 52' wide and you can economize on your lot size to begin with. Waste space is at a minimum so that you can have a living room of more than 21' with its fine fireplace and lovely front window. The dining room is through an arch at the back and it's comfortable in scale for a family room. To the

left is the kitchen, where stepsaving blends with convenient arrangement of counters and there's a lot of storage area. The three bedrooms are really large for a home of this size. The master chamber at the front has a huge closet and two exposures, and there are excellent windows in the children's bedrooms at the back. A tiled bathroom is placed just right to serve the family and guests. The garage has an entry to the service vestibule and there is one from the kitchen, too, right down to the cellar without unnecessary traffic through the house. You'll cheer for this pretty, perfect economy home.



Overall Dimensions:
52'6" x 29'6",
including garage.
Square Feet: 1,055.
Architect: Lester Cohen.

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Rambler for Relaxation

PLAN NO. 1544-P

Here's a home to star in a fashionable suburb or to grace wooded, country acres. Pleasing ranch lines are carried out to their best, while the garage is fitted in to the practical plan to keep the overall width to an economical footage. Built in brick, with smart, vertical boards to set off the stunning picture window, this home is loved in every area from the south and west, where the absence of a basement adapts so well, to the north and east where you may want to have your contractor add cellar stairs in the storage room, as shown below. The luxurious L of the living-dining rooms finds a stunning focal point in the two-way corner fireplace flanked by ceiling-high

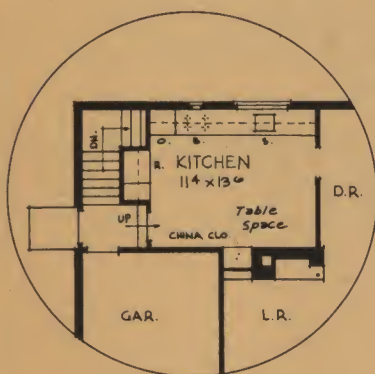
bookshelves on one side. Wide-paned windows offer real cross ventilation and suggest exciting drapery treatments to frame your views, front and back. The cheery kitchen arranges its utilities efficiently and offers many bonuses of work area and cupboard space, with a recessed pantry and a cozy corner set aside for a breakfast bar. It's wonderful to count on the adjacent storage room, whether you use it for utilities or for a laundry or indoor playroom den. The three bedrooms are family-comfort conscious and plenty of closets are planned. The bathroom is the newest compartment type, with a most attractive vanitory-lavatory for guest use.

Overall Dimensions: 51'6" x 35'8",

including garage.

Square Feet: 1,147.

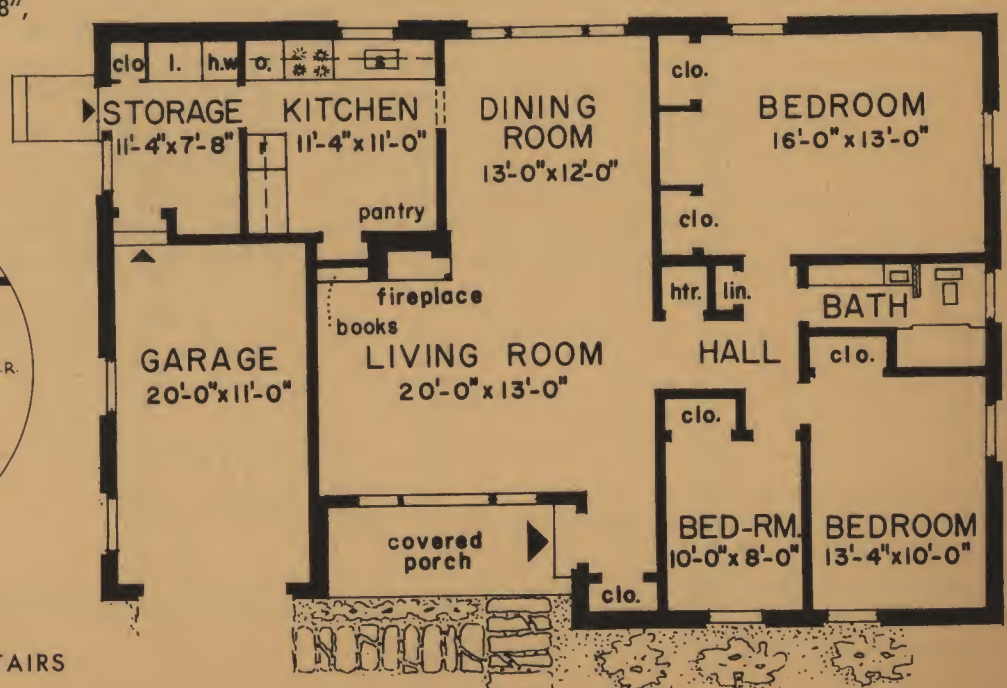
Architect: Herman H. York.



ALTERNATE

LOCATION OF CELLAR STAIRS

FOR BASEMENT VERSION





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Wonderful Windowed Split-Level

PLAN NO. 4554-P

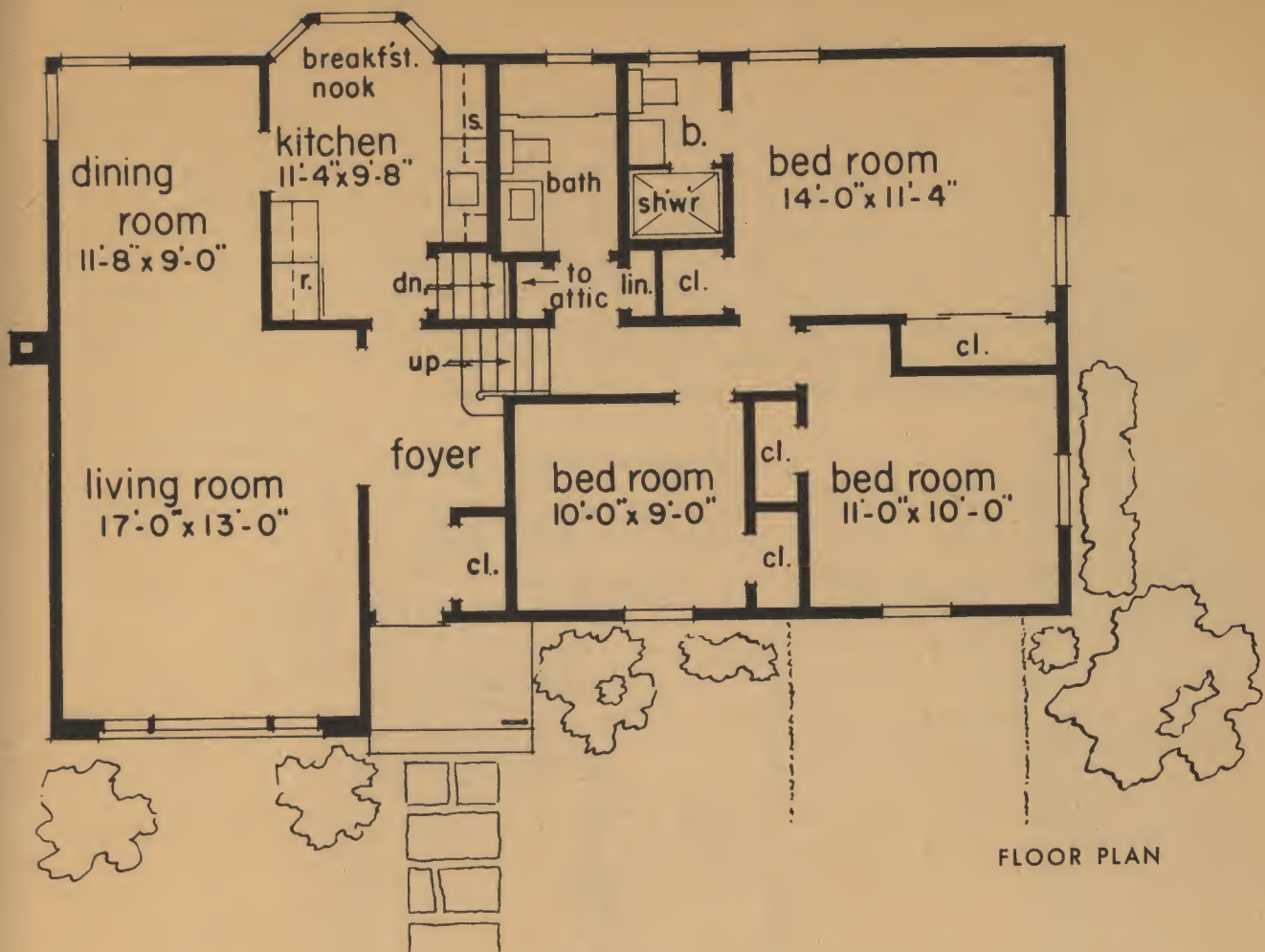
The growing popularity of the split-level plan can be traced to just such a house as this one. All the best features of two-story living are yours at little more than the cost of a single floor house. The garage and recreation room are almost a bonus, and the privacy of "upstairs to bed" without a full flight of steps to climb is an idea that appeals to most families. This comfortable house has several unusual features such as a full width living and dining area, a large, welcoming foyer, and a kitchen at the back, but just a few steps from the front door. Whole

closet walls divide the bedrooms from each other, and note the economical plumbing arrangement for kitchen, family bathroom and master lavatory. Perhaps the best of all extras are the windows, providing the background for this informal home, with the windowed breakfast nook adding real home luxury. As your family grows up, the recreation room furnishes that second living room for teen-age parties or with a studio-couch, it offers a comfortable, pleasant "sleep over" for their guests. Split-level extras are economy planned.

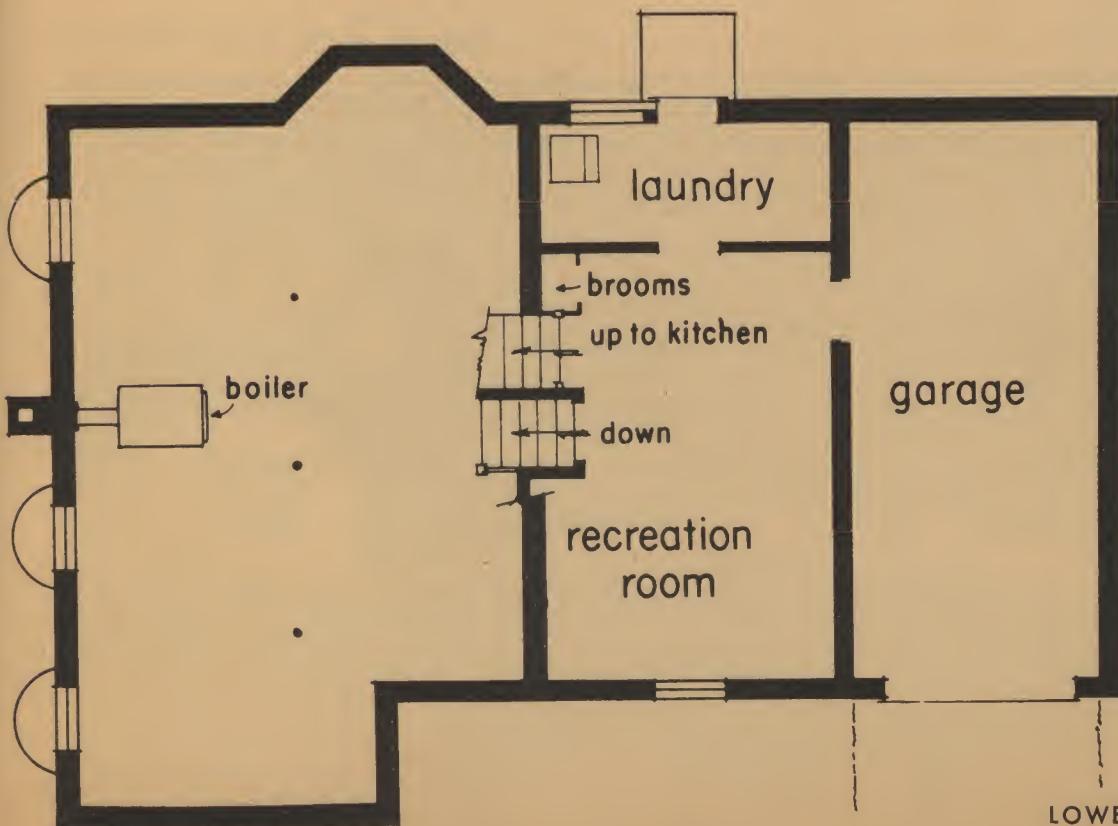
Overall Dimensions: 44' x 29'9".

Square Feet: 1,155.

Architect: Herman H. York.



FLOOR PLAN



LOWER LEVEL

T-Shaped and Terrific

PLAN NO. 4408-P

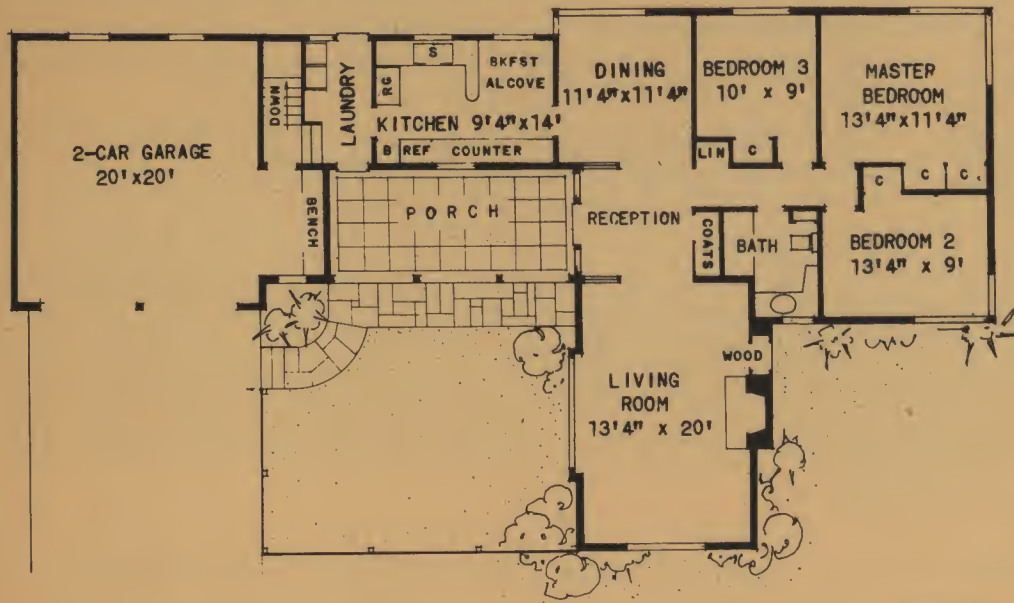
With a practical plan for the best in living luxury, this stunning ranch house has a style all its own. You can just imagine the fun-loving family for whom it was built. From the gracious porch you step into a large reception area where glass brick partitions set off living and dining rooms, for an entertaining sweep of almost 50'. Picture windows and a shallow bay vie as focal points with the homey fireplace. Fill your woodbox from out of doors, and keep the splinters off the rugs. A minimum hall centers the bedroom wing, and the luxury-large bath-

room can serve most conveniently as a lavatory for guests. Two bedrooms have corner windows, and the third is light and airy, too. Corner windows in the dining room give two views to the garden. There's real cross ventilation in the kitchen, welcome news for any housewife. A double garage includes a comfortable work alcove and bench for "the man in the house." The back vestibule and first floor laundry, in addition to the complete basement, will save many a step. If closets count, you can count on 9 handy ones here.

Overall Dimensions: 78' x 42',
including garage.

Square Feet: 1,233.

Architect: Walter T. Anicka.



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Efficient Ranch House

PLAN NO. 3374-P

It's easy to understand why this house has proved popular all over the country. A first glimpse of the long, sweeping ranch lines shows a house of distinction, where shingle and brick are used so effectively, with contrasts in the fieldstone planter walls and full-length shutters framing the front door. The garage under the bedroom wing is a note that is gaining popularity with budget-minded home planners because it permits you to put this house on a much smaller lot than it would ordinarily require. The plan offers six excellent rooms where three large bedrooms provide spacious sleeping comfort. The master bedroom is more than 17' wide and has two space-saver sliding-door closets. Adding a door in the smaller front bedroom would permit it to do multi-service as a study-bedroom or den. Striking vertical posts shield

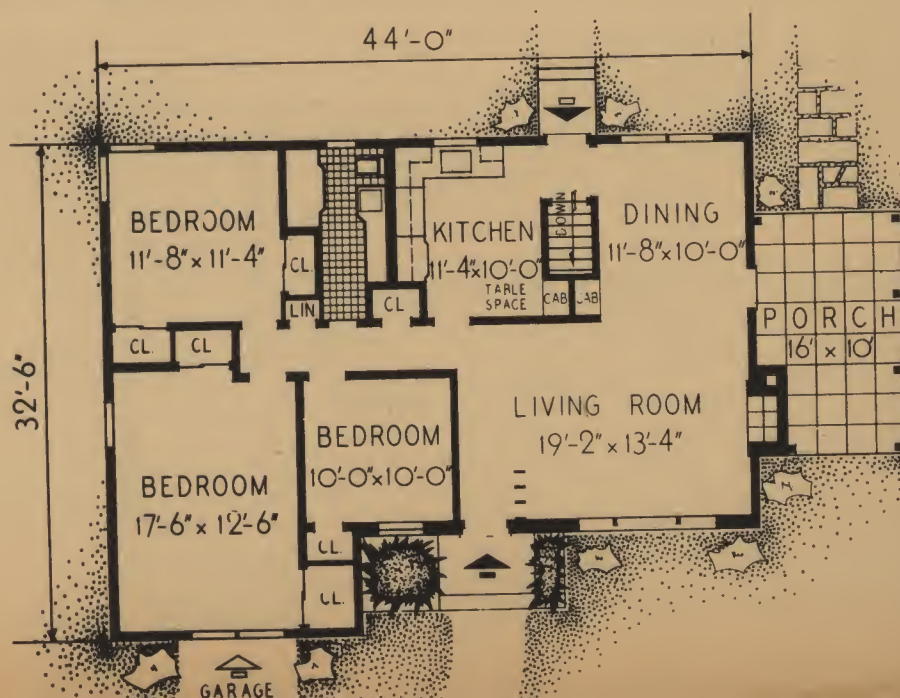
the living room from front door drafts and the deep fireplace and wide picture window are charming highlights. A built-in cabinet shows off your prettiest china in the dining room, and there's another such cabinet in the kitchen, right near the breakfast area. A door opens from the dining room to the covered side porch for summer living outdoors. The service entry and vestibule lead right to the cellar steps, which helps to keep your carpets dust-free. Economical plumbing installation is considered since the bathroom is right next to the kitchen and it's a fully tiled bathroom with a plus for use as a guest lavatory with the king-sized vanity. Examine all the values here and you'll know you've picked a winner.

Overall Dimensions:
44' x 32'6".

Square Feet: 1,240.

Architect:

Alwin Cassens, Jr.





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Luxury Levels-Economy Plan

PLAN NO. 1583-P

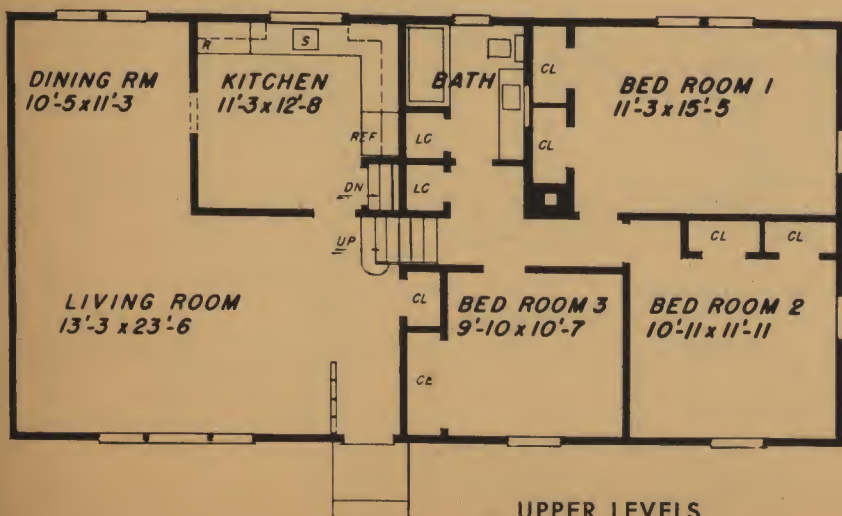
Here's a tri-level home, designed to fit the popular 60' lot, and value-packed as only a split-level can be. The living room at the front has a picture window to overlook your garden, and smart, latticed posts form a shielding vestibule at the front door. You can go back to the kitchen with a minimum use of the living area. A deep ell behind the living room forms the dining room, and both areas gain cross ventilation and a feeling of more space. Seven steps up, three large chambers offer cozy sleeping comfort. You can put twin beds in each, and just look at the enormous closets provided for storage. A family bathroom is convenient at the head of the stairs (on the same plumbing

line with the kitchen for economy), and has a handsome vanity as you enter. Note the linen closet inside the bathroom as well as the second one just outside in the hall. You may want to turn the first one into a stall shower. Down six easy steps from the kitchen you'll reach the laundry area and heater room, with a convenient lavatory as well. At the front on this level the playroom couldn't be nicer for extra family living. Why settle for any house when you can have the stunning split-level of your dreams.

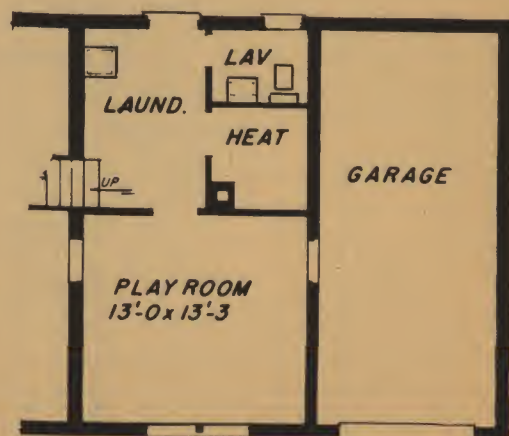
Overall Dimensions: 50' x 25'8".

Square Feet: 1,280.

Architect: Alfred H. Ryder.



UPPER LEVELS



LOWER LEVEL

Living As You Like It

PLAN NO. 1682-P

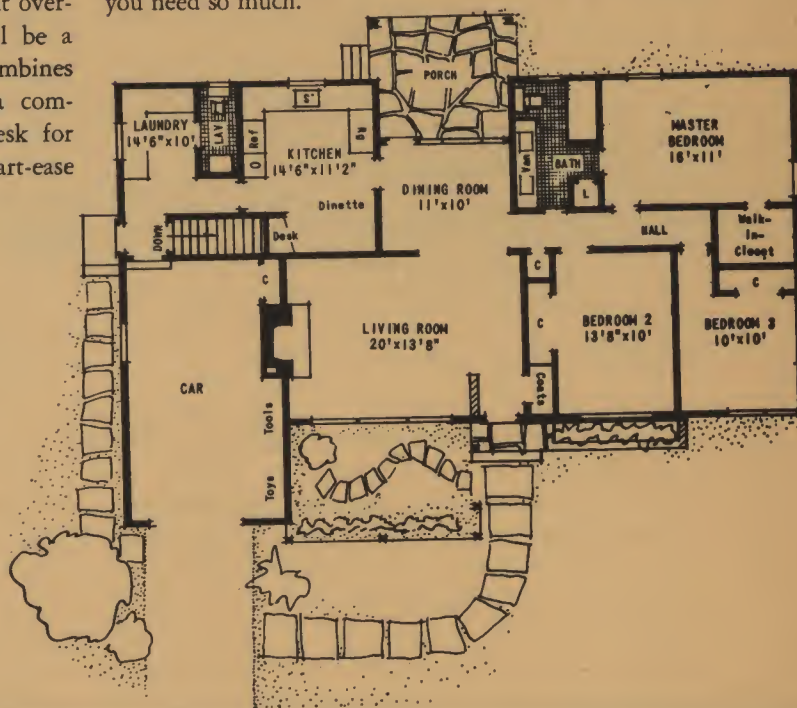
This is a dream plan, for the most popular living in today's style. It's a beautiful house from the street, with that enormous ranch window overlooking the trim, fenced garden, and a warm combination of fieldstone and shingle to delight you. While the halls are kept to a minimum, there's a latticed wall at the front door and a convenient coat closet to give the effect of a center hall as you come in. The living room is spacious and comfortable and includes a smart fireplace and that wonderful window for decorating keynotes. The dining room is glimpsed at the back, with a wall of windows that overlook the porch where outdoor entertaining will be a good-weather bonus. Next to it, the kitchen combines its utilities in a step-saving U-shape, leaving a comfortable area for the dinette, plus a built-in desk for mother or the children. Right next to it is the heart-ease

laundry utility area, incorporating a little lavatory for extra convenience. Note that you can go right down to the basement from the side door, without tracking up any important living area. The three bedrooms enjoy the privacy of a wing of their own, and the closets here are wonderful. The bathroom is a double-feature room, entered from the hall or from the master bedroom. A double vanity and linen closet are built-ins and the tub is in an alcove. The attached garage adds length to the look of the house, but adds also the storage space you need so much.

Overall Dimensions: 57'10" x 37'10".

Square Feet: 1,335.

Architect: Lester Cohen.



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Classic Styling—Expansion Convenience

PLAN NO. 4619-P

Innumerable families, all over the country, to whom the dignity of traditional styling is important in their home, have loved this expansion plan for its beauty and convenience. For long, low lines, note the graceful overhang repeated for the garage to enhance this effect. From the sheltering foyer at the front door you can see the magnificent sweep of the living room, almost 25' to the fireplace and over 27' through the dining room ell. There's a cushioned seat at the lovely bay window that overlooks the front lawn. For outdoor dining, the wide porch is shielded by the garage, and is reached through a clever

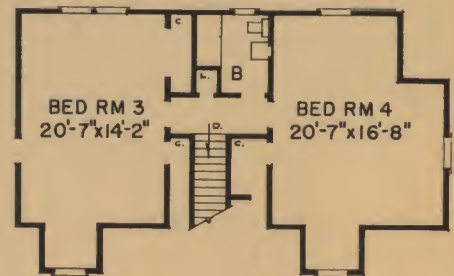
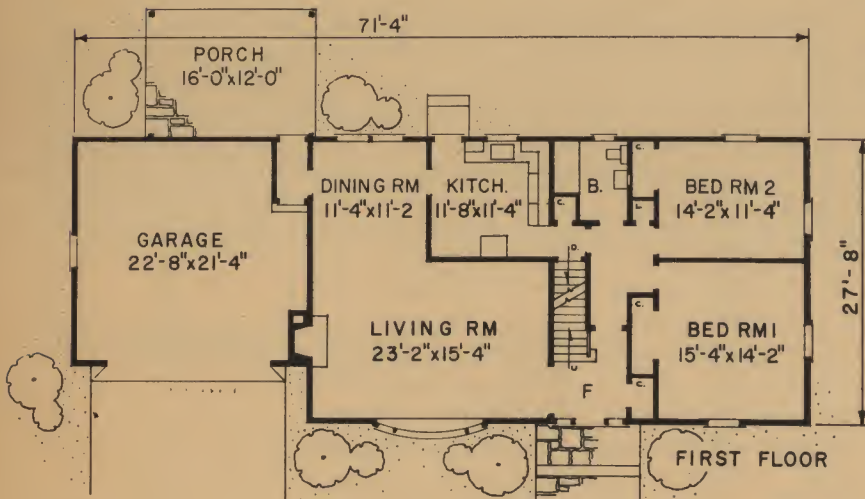
vestibule that shelters the dining room from drafts. The kitchen is a bright, cozy work center, with a family breakfast nook tucked into one corner. Economical plumbing installation is made possible by the location of the downstairs bathroom and it's convenient to the front hall for use as a guest lavatory. In the two bedrooms here, cross ventilation is a feature and five huge closets offer storage efficiency. When bedrooms 3 and 4 are finished, you'll gain 4 more large closets plus easily reached storage areas under the eaves and over the garage. You'll build lifetime perfection with this delightful home.

Overall Dimensions:: 48'4" x 27'8",

excluding porch and garage.

Square Feet: 1,340 (1st floor).

Architect: Derick B. Kipp.



SECOND FLOOR

ARCHWAY PRESS, 117 W. 48, N. Y. 36





ARCHWAY PRESS, 117 W. 48, N. Y. 36

Luxury Loving Multi-Level

PLAN NO. 1627-P

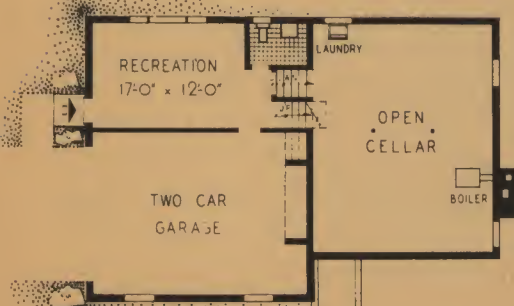
Smart as can be and handsomely styled in brick and siding, this split level home also offers a practical, comfortable luxury plan. One of the features that pleases the majority of home builders is the wide bedroom balcony, just a short flight of steps up from the entry and living room. This open, wrought-iron railed area offers complete privacy to the bedrooms, and also serves to give a feeling of extra spaciousness to the living room. The graceful stairway lends a decorator note, too. Another unusual point is the planning of master stall-shower lavatory, extra large family bathroom and (on the lower level) the kitchen for greatest economy in plumbing

installation. All the rooms are large and the handsome L of the living and dining areas can blend into one grand entertaining zone, or be separated at dinner time. The classic bay in the living room and deep stone fireplace are focal points of charm and comfort. A comfortably large kitchen includes a wall oven and counter top range, and leaves a pleasant corner for built-in dinette. Down the half flight of stairs just outside the kitchen you can reach the recreation room where wide windows and an entry to the back yard patio are found. There is an extra lavatory here. The two car garage opens to the side, making the house perfect for a wide or corner property.

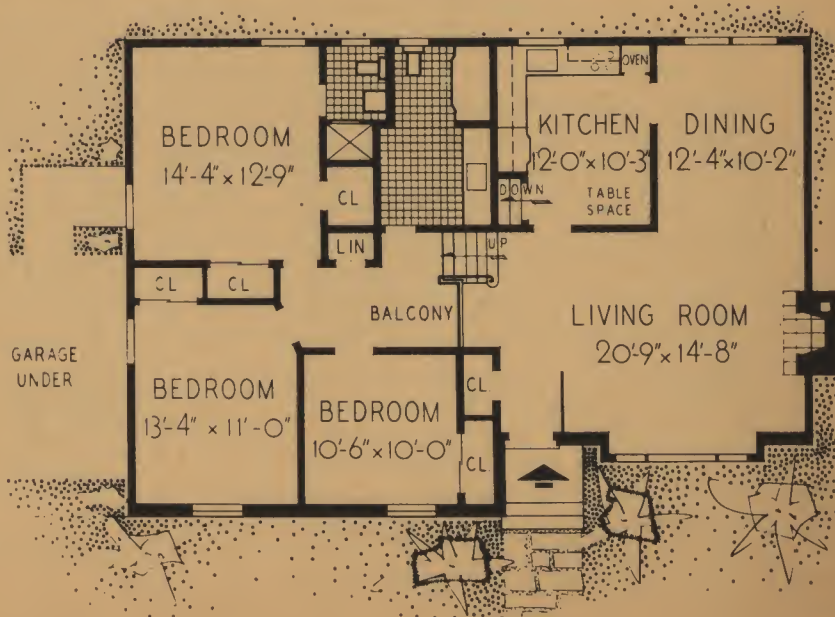
Overall Dimensions: 46' x 31'6".

Square Feet: 1,290.

Architect: Alwin Cassens, Jr.



LOWER LEVEL (Reduced Scale)





ARCHWAY PRESS, 117 W. 48, N. Y. 36

Stately Split-Level

PLAN NO. 5862-P

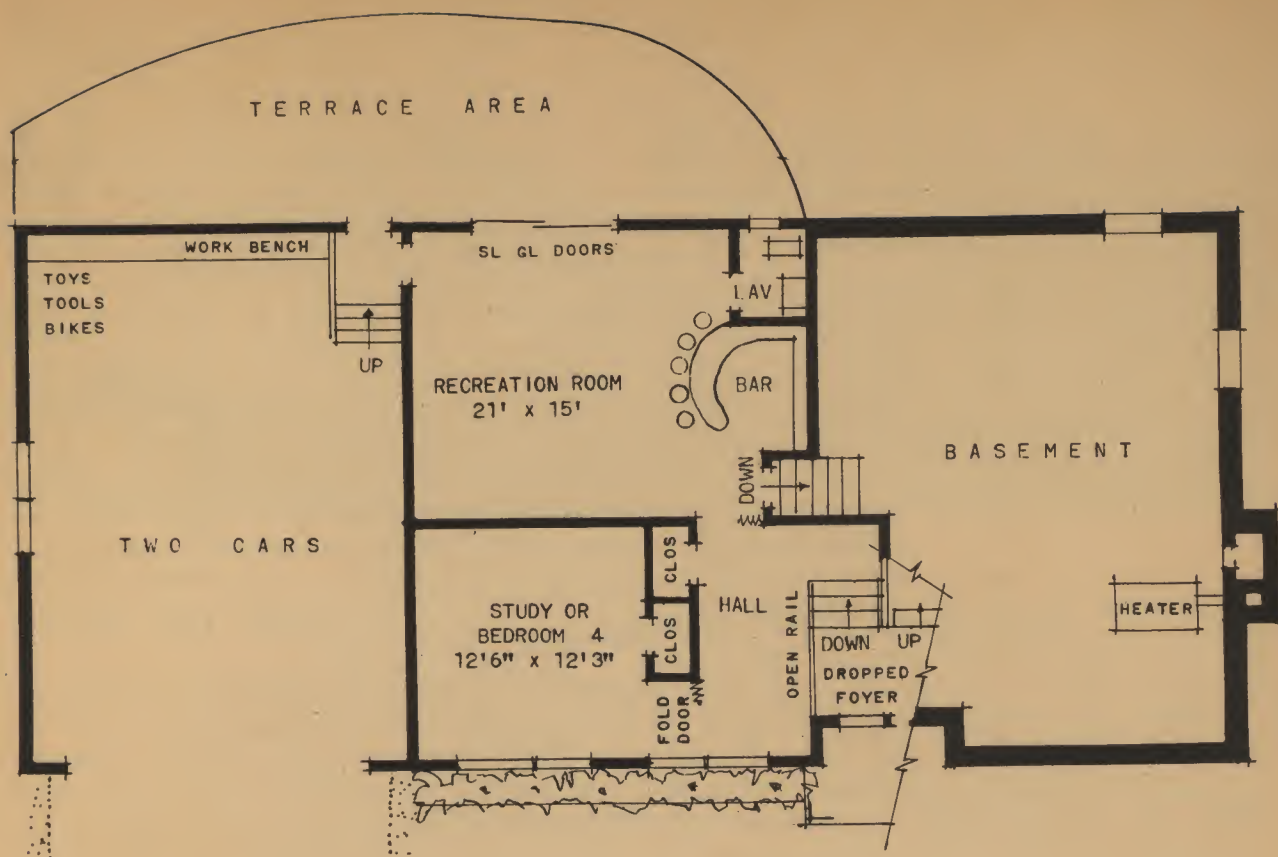
For the family of today that wants the convenience of tomorrow, we offer this fashionable split-level. The exterior is a combination of modern and stately traditional, with the graceful touch of wrought iron pillars on the front porch. From this porch you step into the foyer, which receives light from a glass panel next to the front door, and is glimpsed from the living room over a decorative planter rail. Actually, the living room is two steps up from the foyer, and among the special attractions of this room are the bow window, the fireplace with an extra long raised hearth, and the lovely rail at the stairwell. At the rear of the house, in private dignity, is the dining room, which has two windows and enough space for formal dining. Space for informal meals is available in a corner of the kitchen; also in the kitchen you will find a work saving arrangement of appliances, and a door giving access to the back steps and the rear of the house. On your way to the kitchen from the front door there is a coat closet, and stairs up to the bedroom level. Bedroom

#2 and bedroom #3 have double windows overlooking the front lawn of the house, and large closets. The master bedroom, in addition to three windows and a large closet, has a private door to the combination bath and powder room. This arrangement of bath facilities makes the best possible use of the space by providing a bath that can be used by all members of the family and still be available for guests. A towel closet in the bathroom and a linen closet in the hall solves the storage problem for the entire area. On the lowest level there is a two car garage with work bench and storage space, and a half flight above it a recreation room (with a wonderful bar installation) that has sliding glass doors opening on the rear of the house. A handy lavatory is a practical asset. A study or fourth bedroom is also on this level and it would be just perfect for a teen-age or senior member of the family. Completing the lower level plan is a spacious basement. Tomorrow's convenience is available today in this look-ahead split-level.

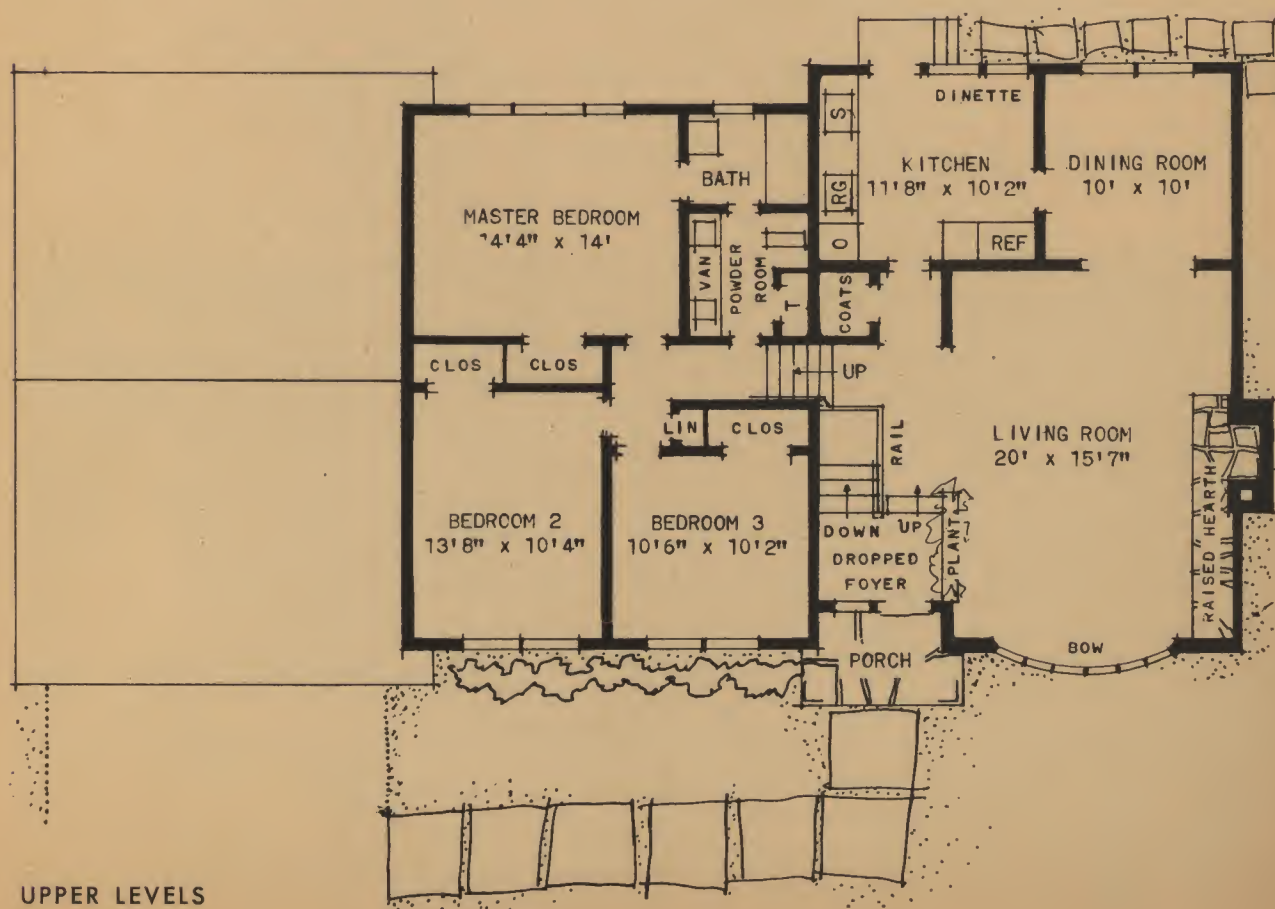
Overall Dimensions: 31'10" x 65'0".

Square Feet: 1,265 upper levels only.

Architect: Lester Cohen.



ENTRANCE AND RECREATION ROOM LEVEL



UPPER LEVELS



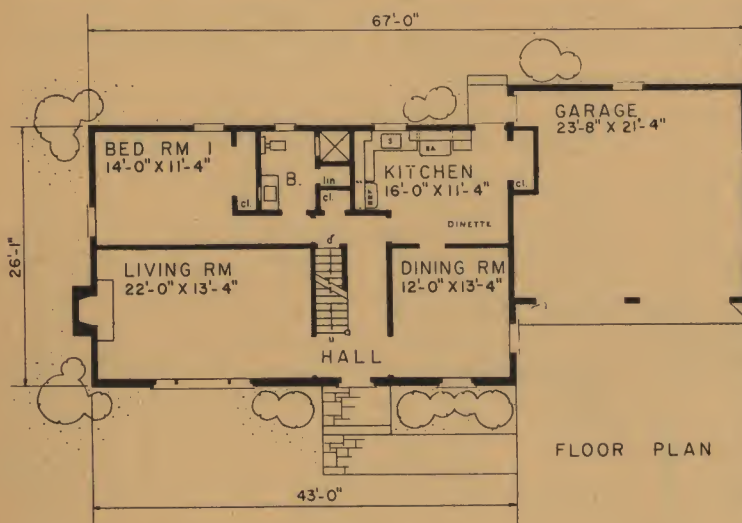
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All The Bedrooms You Need

PLAN NO. 4730-P

This attractive house, in a formal Cape Cod style can give the large family all the space they need without exceeding even a moderate building budget. The answer lies in the fact that there is one bedroom downstairs and either three or four more possible on the expansion floor above, for a total of five bedrooms if that number is required. The first floor bedroom would be extremely practical in a household where there is an older person. It is a good-sized, well ventilated room, at the back of the house for privacy, and placed next to the stall-shower bathroom most conveniently. The two floor plans of the

upper floor indicate how the rooms can be altered to give three or four additional bedrooms, and in the latter instance, how an extra bathroom can be added, giving each of the two bathrooms stall showers, instead of the single bathroom with tub in the three room version. The front bedrooms have alcove built-ins for economical storage, and 6 or 7 more closets plus under-eaves storage can be added depending on whether plan A or B is followed. On the first floor, living room, dining room and kitchen take into account the need for comfort for a larger family. The kitchen is conveniently laid out to save steps, and it

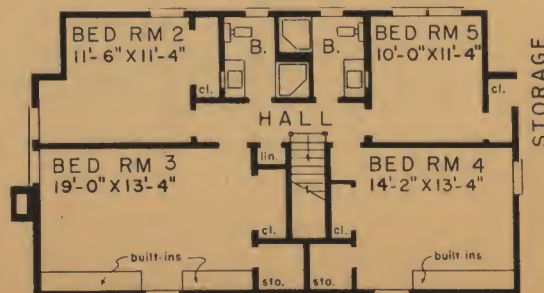
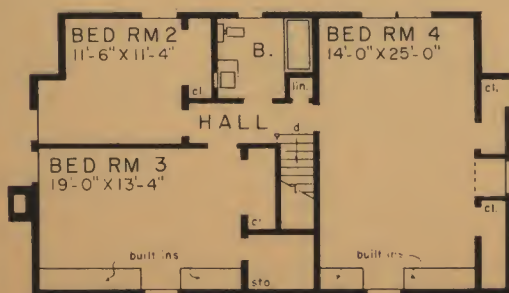


allows space for a comfortable dinette. Note the closet just inside the back door. The dining room is at the right of the center hall, and it will accommodate a good sized dinner party. Two exposures insure comfortable temperatures. On the other side of the hall is the living room, with wonderful wall space for furniture placement and a cozy stone fireplace at one side. At the front, the charming small-paned window offers a view of the trim garden and walk. The air of dignity outside, the comfortable plan within make this a home for a happy family.

Overall Dimensions: 43'0" x 26'1", excl. gar.

Square Feet: 1,060. (1st floor).

Architect: Derick B. Kipp.



Handsome High-Style

PLAN NO. 1663-P

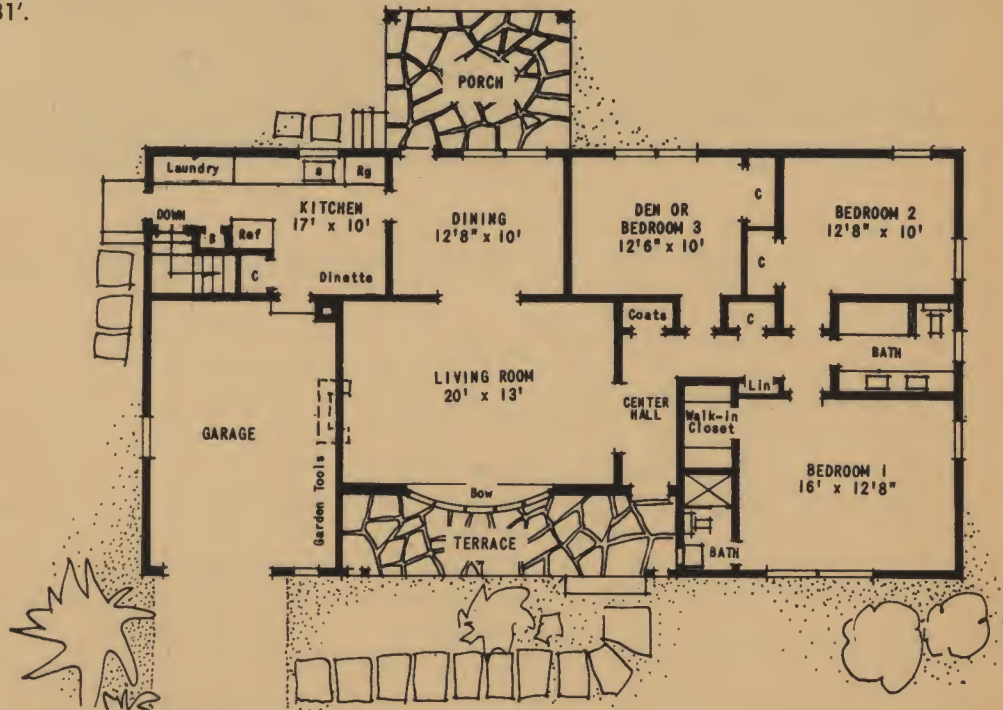
Easy, luxury living is possible in this ranch house with minimum effort. Large rooms are planned, a feature that is welcome in this size category, and each of the three bedrooms can sleep two in comfort. The master chamber has cross ventilation and a tidy private lavatory with a stall shower. The family bathroom includes a double vanitory, full-width for extra convenience. Bedroom 3 can double as a den to make the youngsters happy, but if it serves as a permanent bedroom, it's airy, spacious and comfortable. At the front of the living room, the dramatic bow window looks out on to a lovely, flagstone

terrace—privacy plus a pretty view. At the back, the dining room is a smart asset to entertaining, and through a glass door you can add the comfort of out of door entertaining in warm weather. Especially noteworthy is the kitchen, complete to a dining nook, broom closet and laundry area just inside the service entry and convenient to cellar stairs. A good-sized garage adds storage space for garden gear, and note that you'll stay dry in bad weather since it's just a step up into the kitchen after putting the car away. Comfort takes on a new meaning in this wonderful ranch home.

Overall Dimensions: 60' x 31'.

Square Feet: 1,355.

Architect: Lester Cohen.



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Triple Living for an Entertaining Family PLAN NO. 4729-P

A home is made for living by the entire family. This split-level home fashions a Colonial setting around a modern marvel plan and offers more living area for all age groups in the family than you could ever dream of in a home you can afford. Three areas are provided for fun and entertainment. To one side of the entry foyer you have a comfortable den, complete with closet. This could be a bedroom study for a teen-ager to enjoy, or a professional man could turn it into an office. There is a large coat closet and a convenient lavatory and both serve the foyer as well as living level. On the other side of the foyer is the play room—beautifully spacious and just a step down from the kitchen to make snack service an easy part of any party. The garage has a door into this practical family room and at the back, sliding glass doors form a window wall when closed, and open out to the sheltered terrace. The third area is reached by two wide steps up from the foyer and this is the formal living room, easy to keep spotless because of the den and playroom. The ceiling rises at the back for dramatic effect emphasized by the clear picture windows and the large stone fireplace at the side. The dining room is intended to blend with the living room for an expanse of almost

33', and the extension at the back gives this room a character all its own when it is set off for formal dinners. The stairway that goes up to the bedrooms becomes a decorator note in this charming room and adds a feeling of even greater spaciousness. The kitchen is a well-designed work area, incorporating a whole wall of cabinets, work counters, wall oven, double sink and dishwasher space, range burners and extra counters on the side facing the playroom. A refrigerator-freezer combination is suggested because this is so practical and space-saving, and there is a broom closet too. The breakfast nook in a bay is charming and airy. On the bedroom level at the front of the house, there are three really comfort-styled chambers. Sliding door closets are generously distributed in each of the rooms and there is cross ventilation in bedroom 2 and the master bedroom. A full bathroom is over 11' long and it includes double-sink vanity. The closet at the head of the stairs is perfect for linens and general upstairs storage. Off the master bedroom is a tidy stall-shower lavatory, back-to-back with the main bathroom and both on the same plumbing stack as the downstairs lavatory for real economy in plumbing installation, an important building cost.

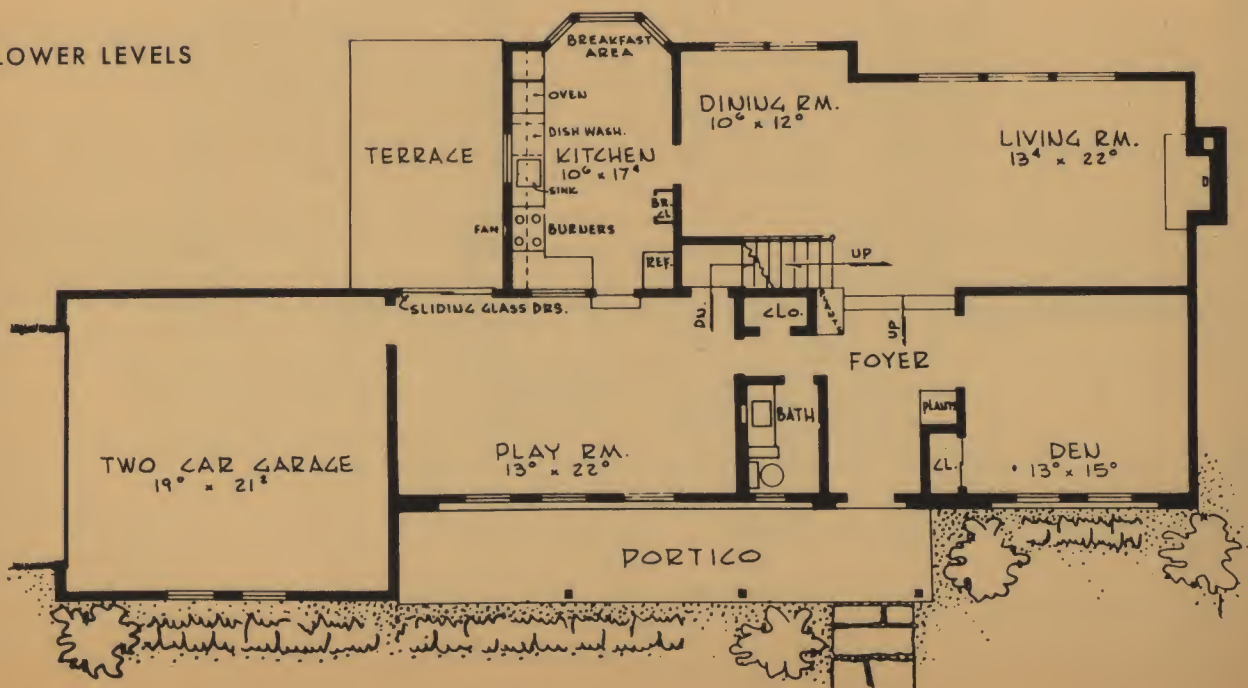
Overall Dimensions: 73'0" x 34'7" including garage.
 Square Feet: 1,300 (1st floor); 675 (bedroom level).
 Architect: Herman H. York.



BEDROOM LEVEL



LOWER LEVELS





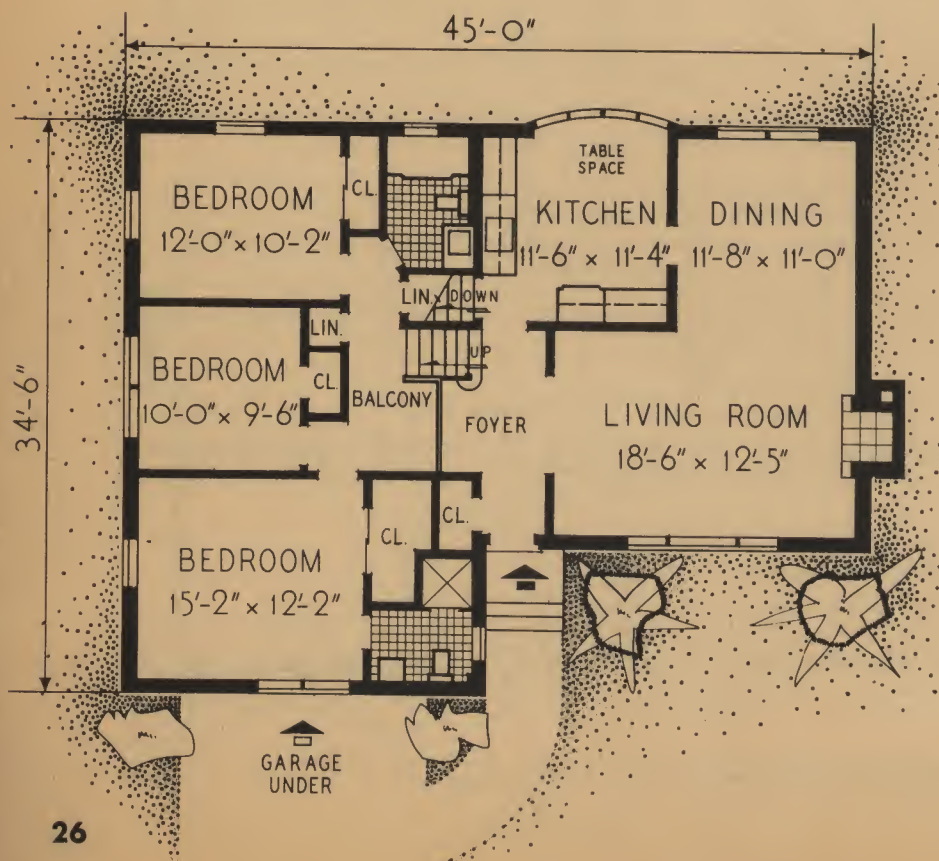
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Dramatic Split-Level Home

PLAN NO. 3354-P

The hip roof on this unusual split-level house helps bring its lines down; for the clean, ranch look, so popular today. Roof overhangs on both levels are practical climate controls, shielding bedroom and living room from excessive sunlight. An interesting feature of this house is the balcony, with a wrought iron rail, a few steps above the entry foyer. This lends an air of extra spaciousness to the living level. The kitchen is more than a work area here, with its windowed bay overlooking the back garden for

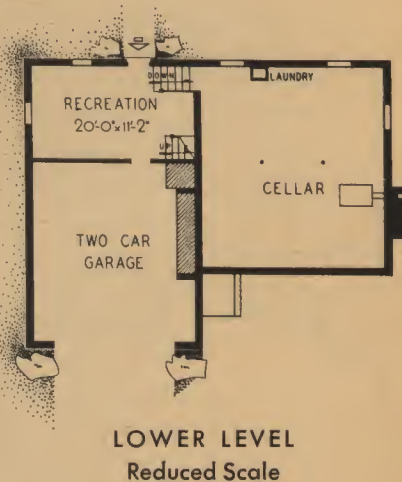
perfect, informal mealtimes. There's a huge living-dining expanse, with real picture window cross ventilation. The "back door" is a few steps down from the kitchen, most convenient to the laundry area. It leads right in to the recreation room, which, with two exposures, is a perfect "junior" center. Up above, a half flight up from the foyer are the three bedrooms, the master room with its own private, tiled shower lavatory, and two linen closets are an added storage bonus to the sliding-door closets.



Overall Dimensions: 45' x 34'6".

Square Feet: 1,345.

Architect: Alwin Cassens, Jr.



Convenience at a Maximum

PLAN NO. 1684-P

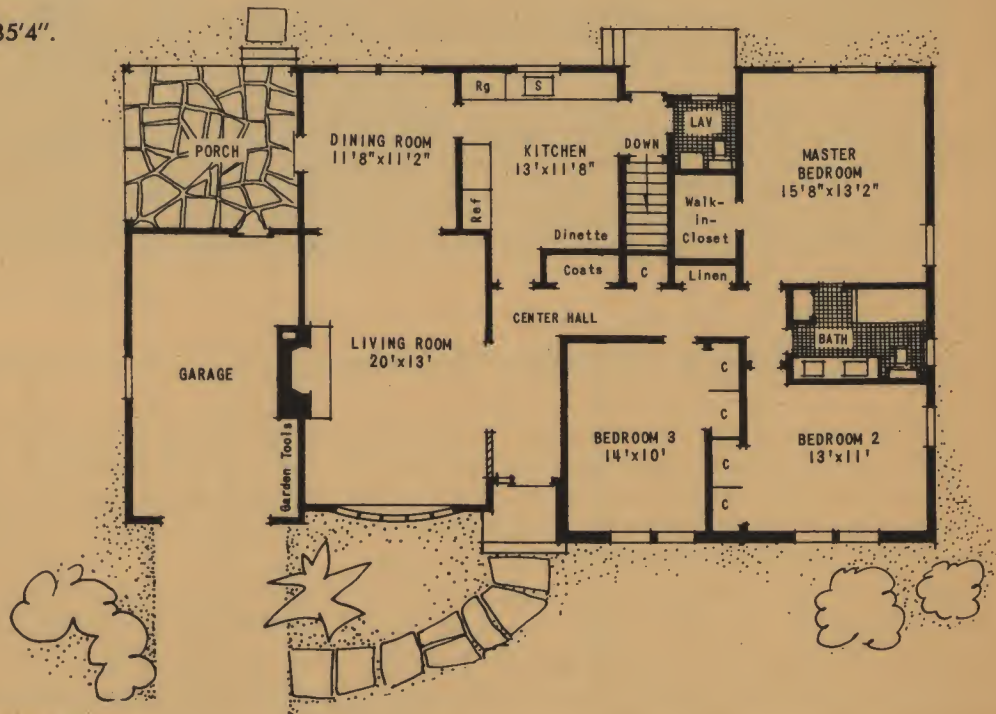
A handsome house, and one that is oh-so-practical, is this stunning shingle and fieldstone Rambler. An integrated garage, floor-to-ceiling bow window and stunning gable end all offer a striking first impression. A full center hall is a most welcome addition, allowing full privacy for the living room on the left, easy access to the kitchen at the back, and a real bedroom wing for the three chambers. A really big coat closet is at the back, next to it another large storage closet, and last, a most conveniently sized linen closet. This is in addition to the double closets in each of the front bedrooms, and the walk-in closet in the master bedroom. Note the remarkable family bathroom that does double duty as private

lavatory for the master bedroom and serves the family and guests—including among its extras the double wash-bowl vanity and a linen closet for towels. The second lavatory could have a door in from the master bedroom, but it is most conveniently located for wash-ups at the back entry. Living luxury is typified by the well-proportioned living room, with its fireplace focal point, and the combination of the dining room through the arch at the back gives a through sweep of more than 30', as well as true-cross-ventilation. A door to the side of the dining room opens out to the flagstone porch—so welcome in summer. The kitchen is wonderfully handy for easy service of indoor and outdoor meals.

Overall Dimensions: 58'6" x 35'4".

Square Feet: 1,420.

Architect: Lester Cohen.



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Trend Maker Ranch Split-Level

PLAN NO. 1607-P

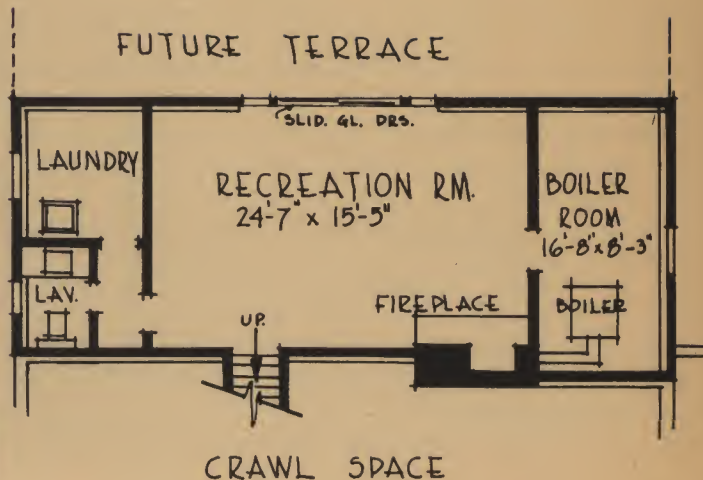
This front-to-back "split" has a ranch look from the street side, yet the bedrooms, only a half flight up from the foyer, have all the privacy that one asks for in a two story house. The dividend in "lifting up" the bedrooms is the recreation room and terrace below. This extra living room has a corner fireplace and sliding glass doors for a window wall leading to the garden beyond. The formal living room is a model of spaciousness, enhanced by the open balcony with its airy wrought iron rail, and with a ceiling that slopes smartly upward. There's a stunning contemporary fireplace here, too, and a real foyer, formed by the coat closet wall, that sets off the important living area from the front door. Another unusual feature is the dining

room to the other side of the foyer, with two wide windows overlooking the front walk. The kitchen is particularly well arranged and allows for all extra equipment. On the level above, the three bedrooms share closet walls, with a full bathroom for the two children's bedrooms and a private stall shower lavatory for the master bedroom. The lower level provides for a well ventilated laundry room and an attached lavatory, such a convenience for the family. From the outside, one of the most distinctive features is the wrought-iron trellis forming a covered portico that provides shade for the living room picture window, as well as its own pathway from garage to front door.

Overall Dimensions: 62'4" x 38'2".

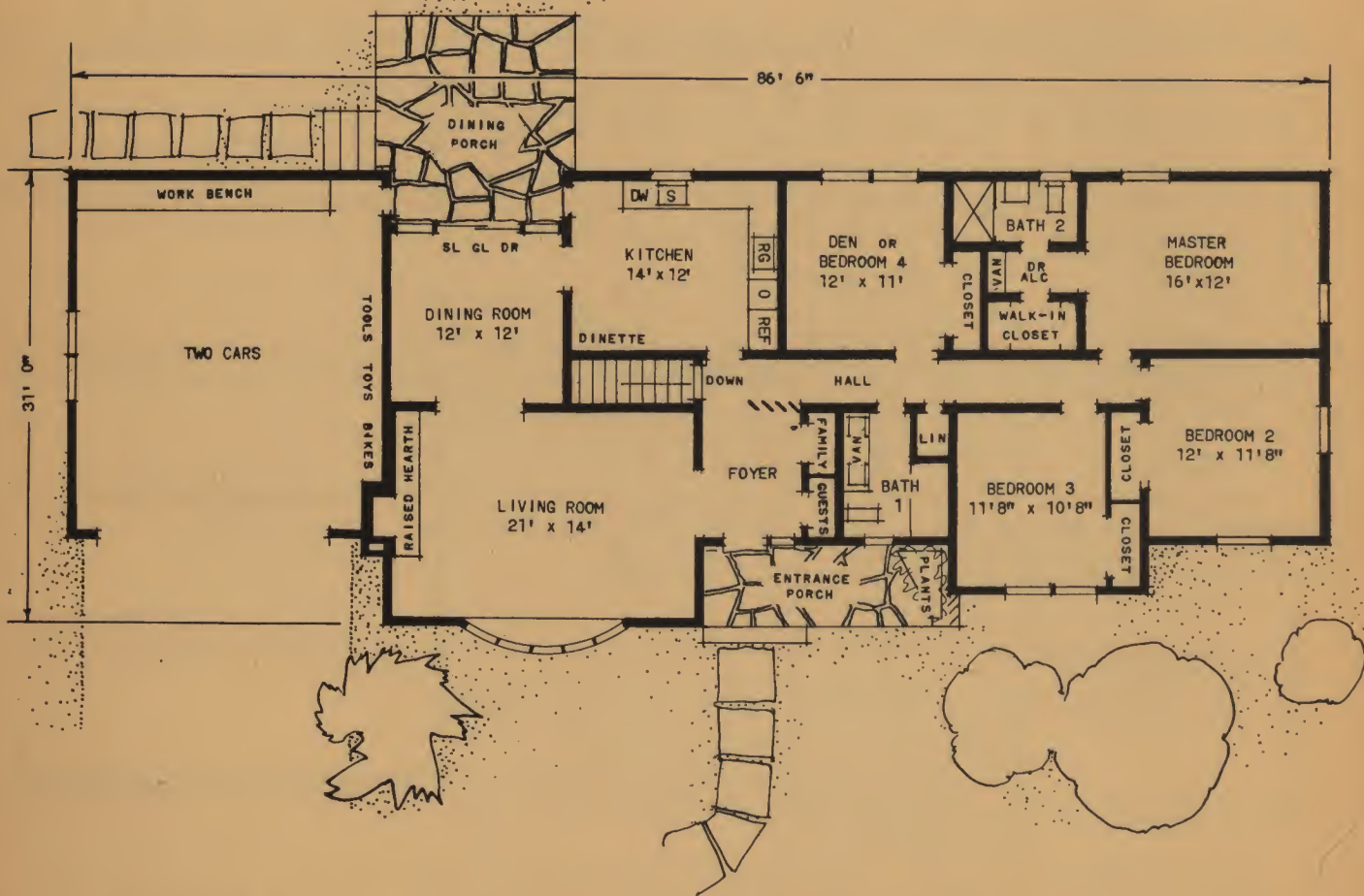
Square Feet: 1,443.

Architect: Herman H. York.



LOWER LEVEL
Reduced Scale







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Sleek Modern Styling

PLAN NO. 5863-P

Sleek, modern and easy on the eyes—this house is all three! The pleasing lines will adapt themselves to the setting of your choice, the modern interior will add extra pleasure to your daily life. The entrance porch is graciously wide, with a planter corner for added distinction. The spacious foyer has a family coat closet, and another for guests. A bowed picture window graces the living room, as does the fireplace with its modern raised hearth. In the dining room you will find space for elegant formal dining—sliding glass doors flood the room with light, and give easy access to the flagstone dining porch. When screened in, this porch will serve a multitude of purposes; for dining and entertaining in nice weather, and for a passage between garage and kitchen in all kinds of weather. The kitchen has an ideal arrangement of utilities with its dishwasher and sink combination and counter top range and built-in oven, plus a lot of counter and

cabinet space and a dinette corner for family meals. Convenient to the kitchen are the stairs down to the basement. The master bedroom, in a quiet corner, has two window exposures, and the luxury of a huge walk-in closet. There is also a private bath with stall shower, and a dressing alcove with a built-in vanity connecting the closet and the bath. Bedroom #2 has cross-ventilation and an extra large closet, and bedroom #3 has a big closet, and two windows overlooking the front of the house. The family bath contains a full tub and a double vanity sink; there is a linen closet nearby in the hall. The fourth room in the bedroom wing has two windows and ample closet space and could be used as a bedroom, den or guest room. A two car garage has extra space in it for the storage of tools and toys, and a handy work bench along one wall. Easy to look at and easy to live in—don't you agree?

Overall Dimensions: 86'6" x 31'0".

Square Feet: 1,770.

Architect: Lester Cohen.

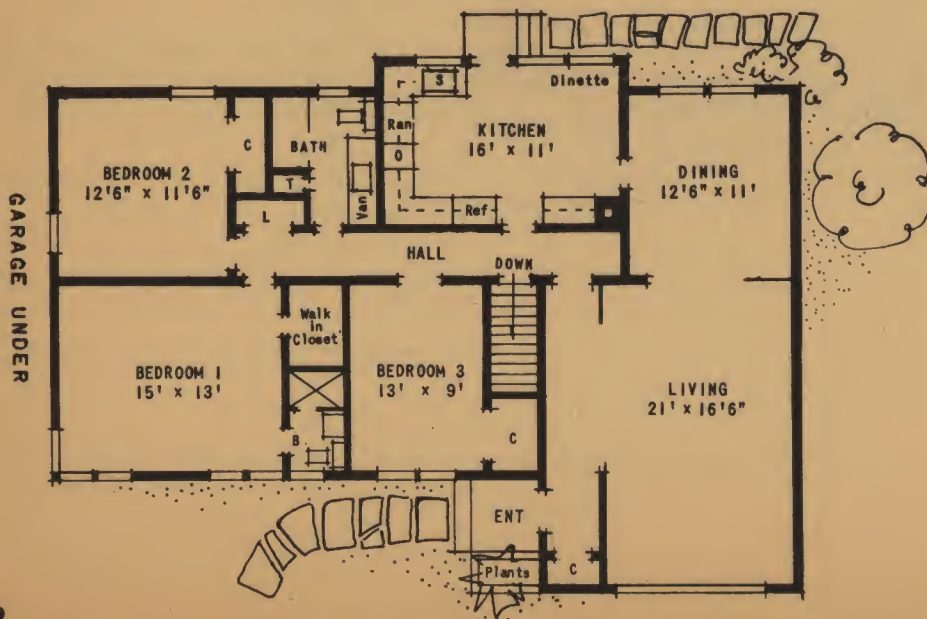


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Planned Around Complete Convenience PLAN NO. 1614-P

This effective, three bedroom ranch house has a "built-in" feature to make it thoroughly adaptable to a smaller lot or a corner or sloping property. The full-sized, two-car garage under the bedroom wing forms the perfect answer, leaving the rest of the basement area for utilities, storage, laundry and all the other etceteras of a home. The exterior look of the house is a marvel of contemporary contrasts in siding, colorful fieldstone and the unusual trim of the gable over the living room end. The three bedrooms are well-proportioned and comfortable. The master bedroom has a huge walk-in closet and a private stall-shower lavatory all to itself. A total of 6 tremendous closets is provided in addition to attic and cellar storage.

The kitchen is at the back and is particularly spacious. The window over the sink, windowed back door and the two wide windows at the dinette end mean that this important room is sunfilled and airy always. Notice the sliding door that opens to the bedroom hall and stairs to the basement. Living and dining rooms are thoughtfully planned for a terrific entertaining area. Note the partition that shelters the living room from the front door and the wrought iron rail to form a divider and give the effect of a hall to the side. Another graceful railing sets off the dining room at the back, while allowing a sweeping view of more than 34' between picture windows front and back, adding cross-ventilation.



Overall Dimensions: 50'6" x 35'.
Square Feet: 1,538.
Architect: Lester Cohen.

For Entertaining As You Like It

PLAN NO. 1587-P

Picture a home that will make your family comfortable and happy, and add to it a wealth of hospitality-inspired ideas. Shingle and fieldstone form exciting contrasts, and the variety of the visible windows is evidence of custom-planning. A frosted glass panel forms a wall for the sliding-door, guest closet just inside. The convenience of a hall that makes for good traffic circulation cannot be emphasized too much. See how easily you can get to the kitchen from the entry hall. Well, it's just as easy for Mother to reach the front door and she'll welcome this. Her kitchen, with its sunny dinette to one side, is planned for additional step-saving throughout her busy day. With kitchen and bathrooms in a row this way, the most economical plumbing installation is possible. Down the hall

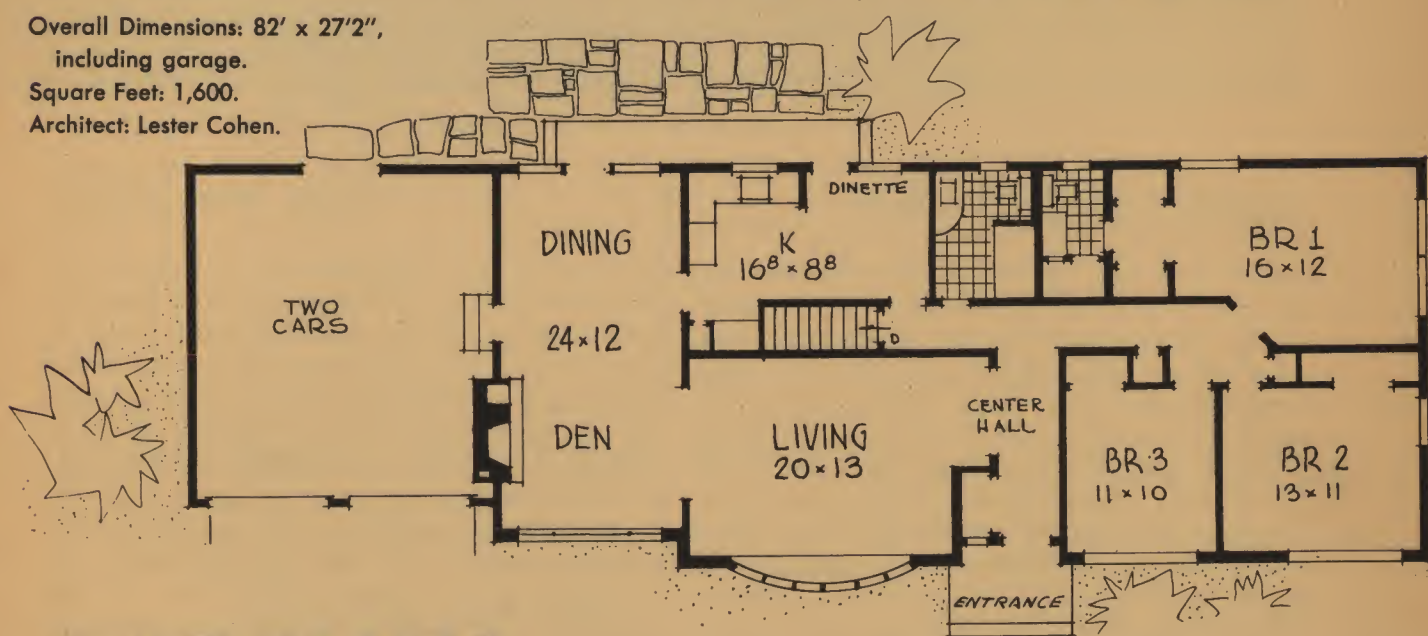
are the family bedrooms, well set off from the living and entertaining areas of the house. Each bedroom is spacious and comfortable, and a dressing room plus shower-lavatory are private additions to the master suite. Eight king-sized closets add superior facilities throughout. For family living and wonderful formal or informal entertaining, the bow-windowed living room of handsome proportions opens through an arch to the den area. Here a ranch window lends informal charm. A striking stone fireplace, with a raised hearth promises cheery winter get-togethers, and there's a built-in Bar-B-Q for indoor "cookouts." For truly formal dinners, the dining room beyond can be shut off by a louvered screen, but when the teen-agers gather, there'll be a den for all their "dates."

Overall Dimensions: 82' x 27'2",

including garage.

Square Feet: 1,600.

Architect: Lester Cohen.



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Ranch Point of View

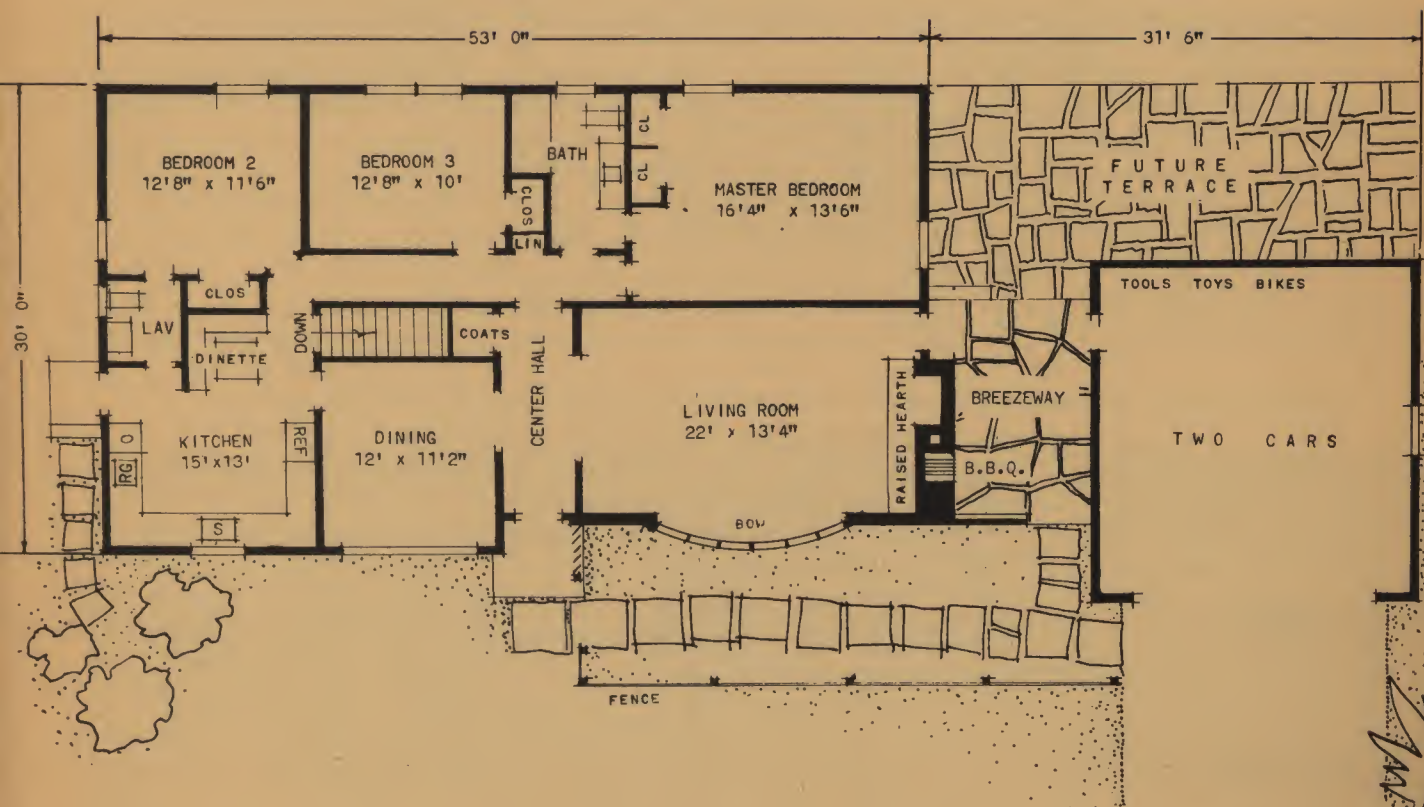
PLAN NO. 5864-P

This attractive home takes its cue from attractive views that enhance a suburban or country home. A really handsome picture window set in a bow is used in the living room, where a striking fireplace with full width raised hearth adds another focal point. Across the center hall, the dining room enjoys the same front view through its ranch-style picture window, making this a lovely room to decorate in any period. From the housewife's angle, the kitchen is as important a room as any of the formal entertaining areas. The awning paned window over the sink looks out to the front view and gives Mother a chance to keep her eye on things while she works. Kitchen layout is the stepsaver U-shape, with range in a counter top, wall oven, superlative counters and cupboards, and refrigerator all set up to make things as easy as possible. The corner dinette alcove is charming and it's out of the way of mother's work area so that the youngsters can use it for homework or play. A side service entrance is located so that the kitchen and dinette are protected from drafts and the double purpose lavatory can be entered from the little service vestibule without going through

the rest of the house. Bedrooms are at the back of the house and there is a full bathroom as well. Both this bathroom and the lavatory are multi-purpose. Bedroom 2 has a door into the lavatory and there are entries to the main bathroom from bedroom hall and master bedroom. The wall space in all chambers is excellent and many furniture combinations are possible, with comfort enough for a family of six. Stairway to the basement is reached from the kitchen area, convenient to the service door and to the bedroom hall—all of which leaves the living zones completely free of unnecessary traffic. Outdoor areas are integrated so well that they really belong to the living pattern of this house. From the living room you can go out to a flagstone breezeway connecting the garage. Here a barbecue fireplace uses the wide stone chimney and a pretty planter shields the area from the street. But for a lovely outdoor living room, the step down terrace at the back may be added to extend the fair weather potential of informal cookouts and get-togethers. The American home, at its most attractive, most comfortable and most popular, is embodied in this plan.

**Cover
Feature**

Overall Dimensions: 84'6" x 30',
including breezeway and garage.
Square Feet: 1,445.
Architect: Lester Cohen.

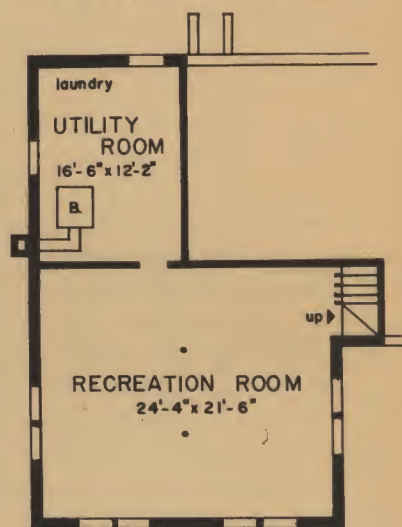
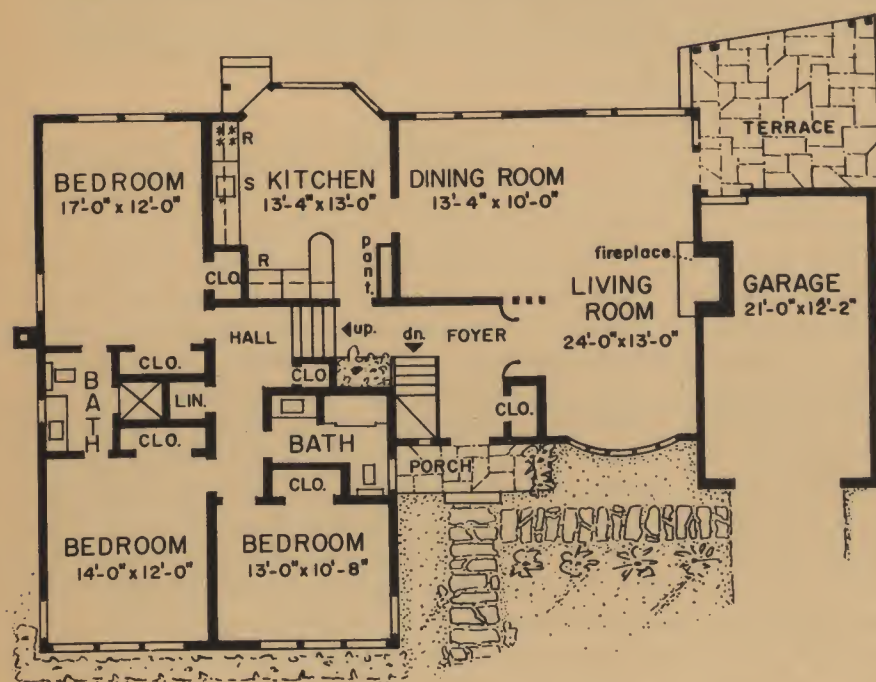


Three-Level Distinction

PLAN NO. 1548-P

Taking its place among the most popular split-level designs, this home has a character and charm all its own. Your formal living areas include the striking room that's 24' from the charming bow window at the front to the picture window that looks out on the back garden; then there's the dining room, featuring hospitality at the back of the L-shaped living space, with a door out to the contemporary flagstone terrace. Special mention should be given to the large front foyer that makes use of decorator touches like the curved, wrought-iron railings at the living room arch. From this foyer you can reach every corner of the house easily for perfect circulation. Six steps lead up to the bedroom level with a lovely planter box to enhance the approach. The three bedrooms are designed to offer maximum comfort to all the family.

Corner windows, lots of them, mean healthful, bright sleeping quarters for the children; the master bedroom is extra-sized with cross ventilation; and the economy-planned lavatory that opens to master chamber as well as to the front bedroom, in combination with the family bathroom at the head of the stairs, offers all the convenience of three bathrooms at the cost of two. While the kitchen is crisply efficient to make housekeeping chores easy to handle, the deep, windowed bay and the air of spaciousness turn it into an inviting room for mealtimes. The half-flight of stairs just outside the kitchen and off the front foyer lead right down to the recreation room. Since this room is so wonderfully ventilated (with windows on three sides), it serves as a perfect all-weather play room for the youngsters.



LOWER LEVEL
Reduced Scale

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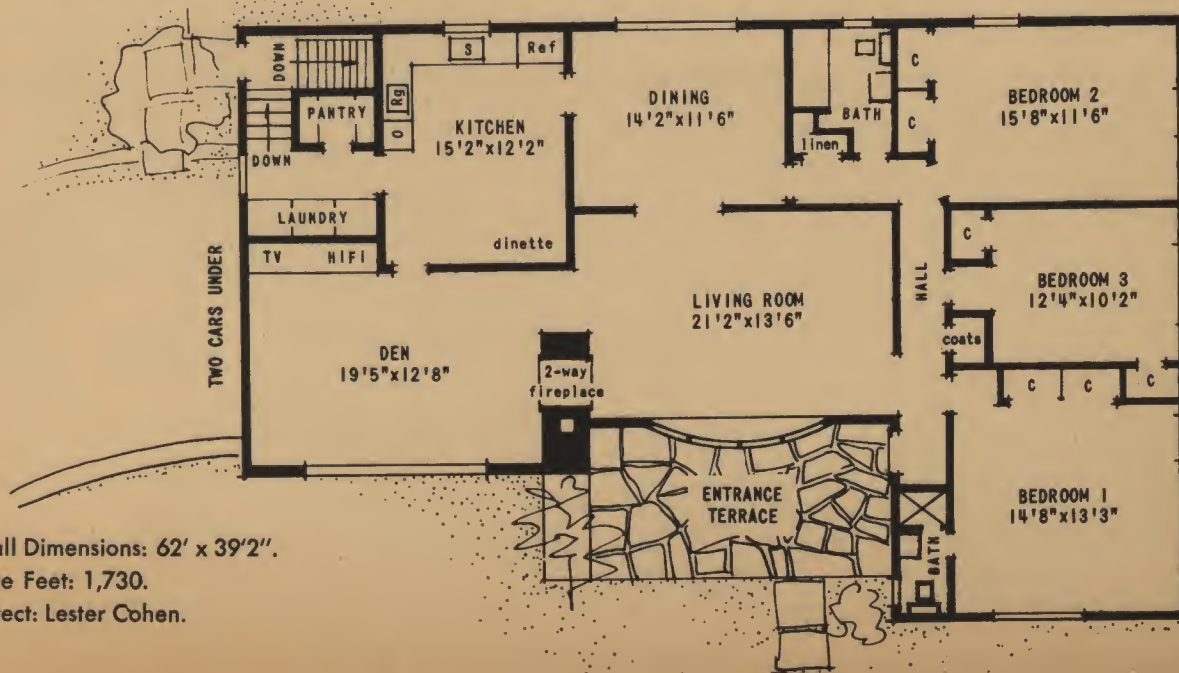


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Fashioned for a Discriminating Family PLAN NO. 4733-P

Planned around a flagstone patio at the front, this delightful home can truly be said to have everything the modern family wants in a new home. The plan is perfection for living comfort in every area. While the grown-ups enjoy after-dinner guests in the living room with its L-shaped dining room behind, the juniors can have their friends in for TV in the den to the side, and the two way fireplace will shed warmth for both rooms. The living room has the lovely bow window to overlook the front patio, with a picture window in the dining room to provide views and topnotch ventilation for the entire area. In the den there is another picture window and really party-sized space for informality. Because the house is designed to put the big, double garage in the basement under the den-kitchen wing, there's added space for these important rooms. Note the service entry that leads down to the cellar and garage or up five steps to the laundry and

pantry that supplement the dream kitchen. Even though there are three entrances to the kitchen (from the laundry, dining room, and sliding door to the den) the space provided is more than ample for all utilities and a family-fashioned dining alcove. If you care about putaway space, you will note that there are two closets in each of the three bedrooms, all with sliding doors. There is a private lavatory with a stall shower off the master bedroom, and you will note with interest that this room is almost square with the two, cool exposures. The basement is under all the house except for the garage, but there is basement area behind the garage with a door to make access to the stairs up to the laundry and pantry most convenient. Entertaining for all the age groups is considered, work centers are at their best, and sleeping comfort is provided, all within the framework of a house that spells home, in city, country or suburbs.



Overall Dimensions: 62' x 39'2".

Square Feet: 1,730.

Architect: Lester Cohen.



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Everybody's Favorite Setting

PLAN NO. 1608-P

Admiring glances from passersby and compliments from your friends will be only part of the pleasure you'll derive from this beautiful ranch home once it's your very own. It's a design that you might have sketched for yourself in planning your new home. To begin with, there's the center hall plan—excellent circulation to all areas and protection from traffic for the living zones. The privacy of a bedroom wing cannot be over-estimated, and each of the three chambers gains extra spaciousness, too. There are 5' sliding door closets in each of the front bedrooms, and the master suite has a 6' closet as well as a 30 square

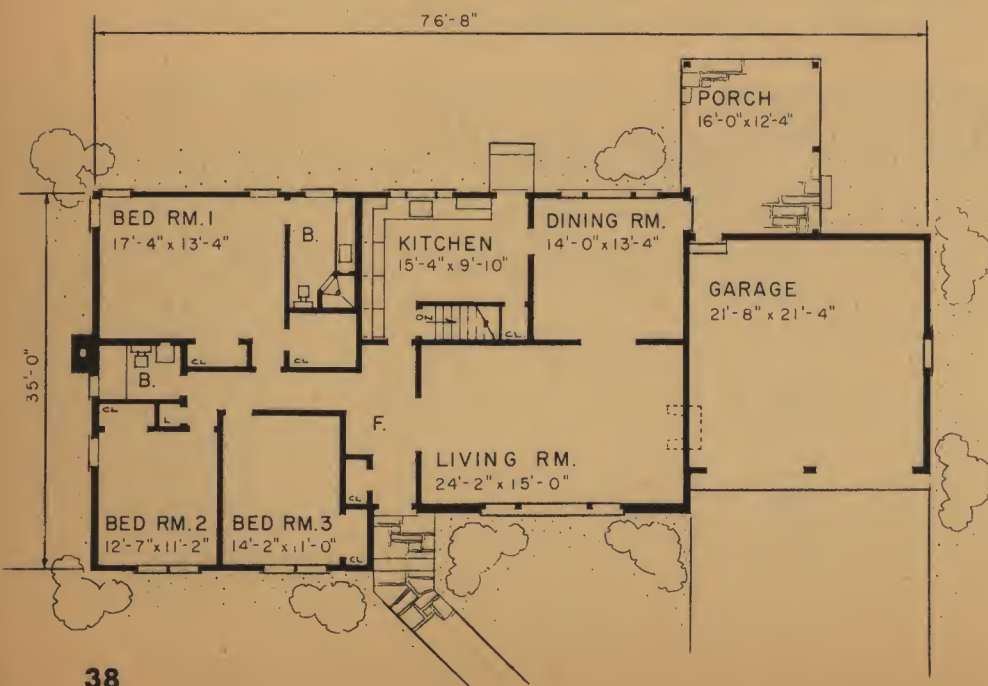
foot walk-in closet. The master bedroom offers a corner stall shower and vanity, and the bathroom for the other two bedrooms has a tub and overhead shower. To the right of the foyer, the living room makes the most of wonderful wall space and is excellent in its proportions. It would be easy to add a fireplace on the wall next to the garage to complement the charm of the many paned windows that overlook the front lawn. Through an arch, the dining room forms an L at the back and has a full-view picture window. There's another picture window for the kitchen, emphasizing the sunny, pleasant area for work hours. At

the back, and accessible from the dining room, the covered porch can count on privacy for your outdoor evenings, sheltered by the two car garage. Easy upkeep and easy living go hand in hand in this dream house.

Overall Dimensions: 54'8" x 35',
excluding garage.

Square Feet: 1,754.

Architect: Derick B. Kipp.



Smart Styling – Indoors and Out

PLAN NO. 1590-P

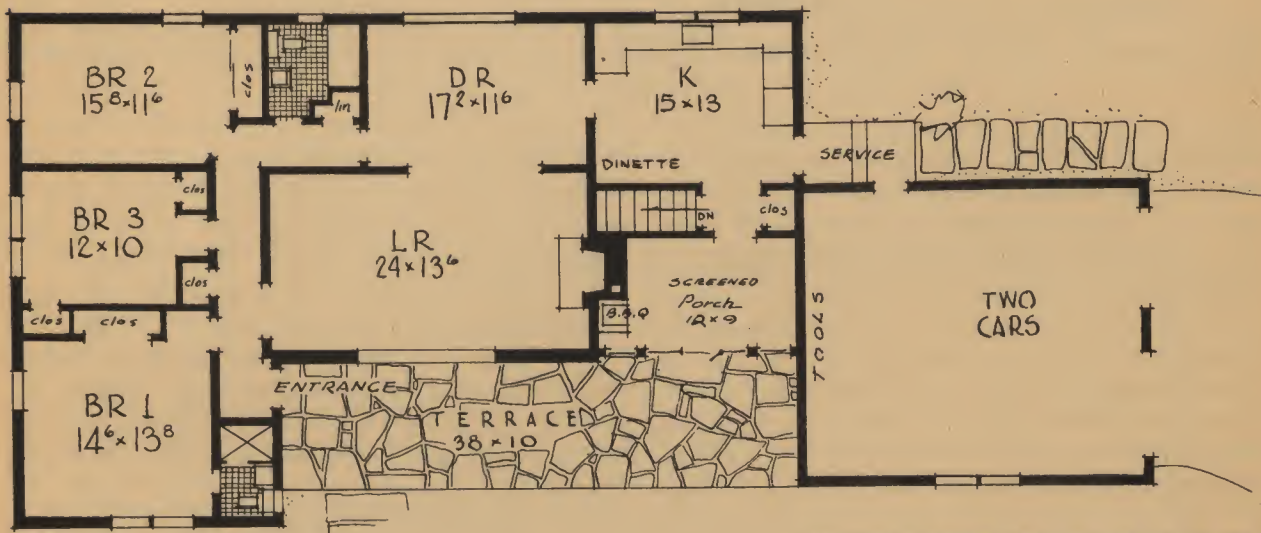
Casual passersby will stop to admire the stunning effect of shingle and white granite, set off by colorful plant boxes and shutters, with a delightful cupola over the garage and white granite chimney for extra attractions. A foyer hall makes the bedrooms and living room areas entirely separate, and you can get to the bathroom, too, without going through any room. Room sizes for the entertaining area are better than ever, and the gracious living room with its full-view picture window and stone fireplace will make you proud to show it off. The dining room is just beyond, through a wide archway, and in warm weather you'll welcome the through ventilation and lovely views front and back. Efficiency plus is the motto of the kitchen where every housekeeping convenience finds space set aside to accommodate it. A corner breakfast nook will please everyone. The service entry is truly well planned to make it just a step from the cellar stairs, and there's even a huge

putaway closet. Note the other door that leads out to the screened, flagstone porch where you'll spend every warm weather evening. A Bar-B-Q that's part of the chimney will see service from spring to late fall out here. The attached garage has plenty of room for two cars and while it opens to the side as shown here, your contractor will find it no trouble at all to put the doors and driveway at the front if your lot makes this necessary. A private wing at the other side of the house offers three large bedrooms. Worthy of note is the fact that the children's rooms each has two closets, and there's cross ventilation in the one at the back. Two large closets and a private lavatory with enclosed stall shower are added in the master bedroom, in this house for the modern family.

Overall Dimensions: 58' x 39', excluding garage.

Square Feet: 1,800.

Architect: Lester Cohen.



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Romantic Four Bedroom Split Level

PLAN NO. 5865-P

Right out of the rosiest dream is this handsome four-bedroom split level plan, calculated to bring magic into everyday family living. There's a dignified yet decorative look to the exterior, highlighted by the pagoda roof effect, the unusual garage doors, the striking use of stone and shingle and the magnificent bow window. The entry is on the first level into a handsome foyer. This affords perfect center hall convenience, with a door opening from the garage, immediate access to a coat closet to one side, and straight through to the rear of the house, an entrance to the recreation room. The stunning, curving stairway leads up to the living level and the planter shown is a decorative note for both the room and the foyer below. A fireplace commands the whole wall in the living room, with a raised hearth going all across in front of it. At the front of the room is the bow window and through a wide arch at the back, the dining room adds entertaining proportions to the entire L-shaped area. The kitchen has its own entrance and conveniently arranged work area makes room for a sunny dinette nook near the windows. Up another curving set of stairs to a graceful balcony there is the bedroom level where four large bedrooms are provided. Bedroom 4 can be a study if you like, and each chamber is well provided with closets, good wall space and window area. At the back the master bedroom has space and privacy with its own bathroom that includes

stall shower and towel closet and the walk-in closet and extra closet offer major storage space for the parents. An additional towel closet is in the main bathroom, plus a linen closet just outside the door. This latter bath is just off the balcony and with its alcove tub and double washbasin vanity it makes a perfect guest bathroom, too. The recreation room on the entry level is easily reached from the living level above, from the front door and from the rear terrace by its sliding glass doors. This special informal entertaining area has a built-in bar and an inviting arrangement that will delight all ages in a family. Through the glass doors (forming a window wall in winter) the terrace becomes part of the area in good weather and the view is always lovely. A powder room adjacent is a thoughtful addition. For the economy-minded, note that the powder room is below the upper bathroom and in fact, the master lavatory, family bathroom, kitchen and powder room plumbing are kept together as a saving factor. This is apparent, too, in the laundry room next to the powder room, which cuts plumbing costs by its location, and is most convenient for the homemaker. Folding doors shut off the recreation room and laundry and a half flight of steps goes to the basement level under living-kitchen end of the house for heater and work space. Designed to feature distinction for today's family, this split level home makes its mark.

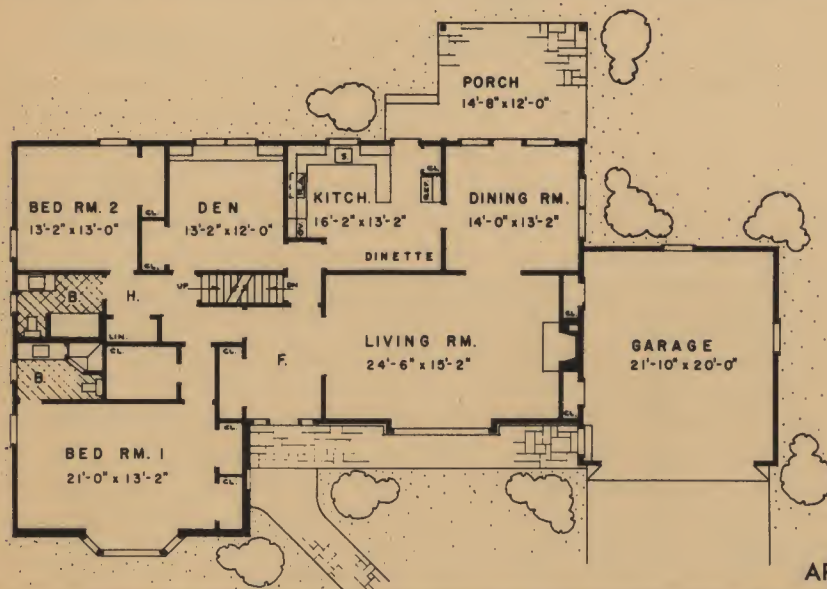
Overall Dimensions: 55' x 34'6".
Square Feet: 1,560.
Architect: Lester Cohen.

Top Style Expansion

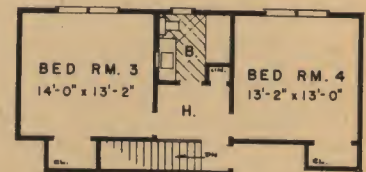
PLAN NO. 1687-P

This is a distinguished home to keynote your individual needs in a smart setting. It's designed for expansion in the best possible plan, giving you three bedrooms downstairs, or two chambers and a den, and on the expansion floor above, you can add two more bedrooms and a full bathroom that supplements the tiled bath and stall-shower lavatory on the lower floor. The attractive exterior prepares you for hospitality within, and as you step in the front door, there is a large foyer with wide closet from which you can reach every center of the home in the ever-popular center hall fashion. A bedroom hall insulates the sleeping areas from the rest of the house. The master bedroom is 21' wide, with a huge walk-in closet, two more for a closet wall, a magnificent bow window and the private stall-shower lavatory with built-in vanity. At the back, the second bedroom enjoys cross ventilation and wide closets and if you need it, the den can be a third full-time bedroom. Notice the

easy access both from the kitchen and bedroom hall, and the location of the stairway to the upper floor serves to tie the sleeping quarters all together. At the back the kitchen is comfort-planned in a spacious U, and the plentiful counters incorporate the range burners with a wall oven at one side. There's a service closet just at the back entry, and a cozy dinette set aside. Easy approach to the cellar stairs is a feature, and with the center hall, the front door is just steps away. The living room at the right of the foyer is a dream. A deep fireplace and a trim box-bay window are handsome features. At the back the dining room is almost square, with two exposures and a door opening to the porch beyond. There should be special notice given to the double garage where sliding-door closets offer gear storage in space-saving units. And don't miss the built-in window seat and bookshelves in the den, a perfect extra room for playtime, guests or family activities.



Overall Dimensions: 80' x 41'3", including garage.
 Square Feet: 1,925 (1st floor).
 Architect: Derick B. Kipp.



EXPANSION FLOOR

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A Lot of House

PLAN NO. 5866-P

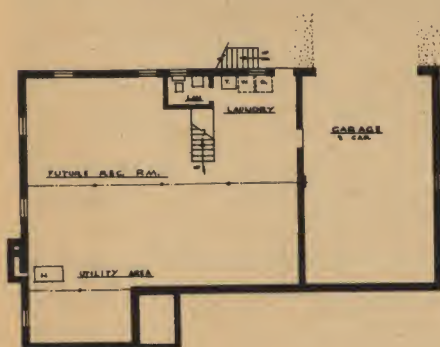
You get a lot of house in a pretty package when you choose this four bedroom Rambler. The simple lines of the house will grace any setting; the shutters and siding combine to make an eye-catching accent. A full length glass panel adds to the distinction of the front entry and provides the foyer with a soft, natural light. In the foyer there is a large coat closet for the convenience of guests, and another closet around the corner for additional storage. From the outside of the house as well as the inside, the picture bow window lends a special touch. Additional light and ventilation is given the living room from the windows on either side of the fireplace. This fireplace will certainly be a favorite of the whole family adding warmth and smart style to the room. Through an archway from the living room you will find the gracious dining room which is large and light and just perfect for company or family meals. The kitchen is a homemaker's dream—counter-top range, built-in oven, dishwasher, revolving

corner cupboard, plenty of working and storage space—everything to lighten the work load. In addition there is a roomy breakfast corner, and a vestibule near the back door. Both bedrooms at the front of the house have ample closet and window space, and the master bedroom has cross-ventilation and a walk-in closet, as well as a private bath with a stall shower. A fourth room in the sleeping area might be used as a bedroom or a den-guest room combination and this room has the added luxury of two closets. The family bath has a full tub and a vanity cabinet with two built-in sinks to extend its use. In the hall outside there is a linen closet which can serve the whole sleeping area. Room for a lavatory, a laundry area, and lots of storage space, as well as a recreation room, has been provided in the basement plan. At the rear of the house there is the entry to the two car garage; the basement itself may be reached from the garage, house, or stairs outside, convenience features in this easy house.

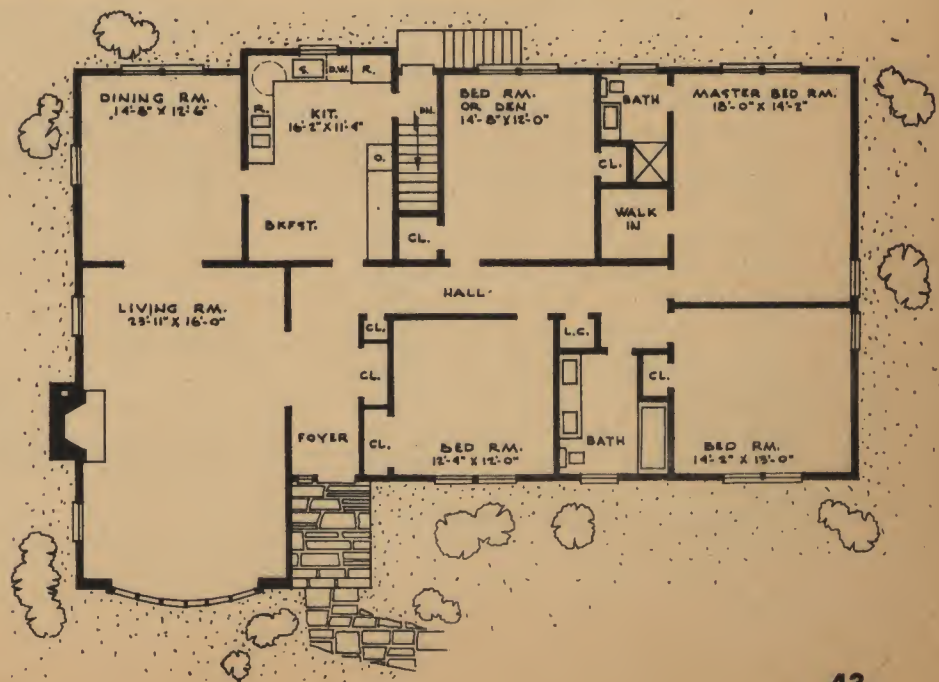
Overall Dimensions: 61'0" x 40'0".

Square Feet: 1,950.

Architect: Fenick A. Vogel.

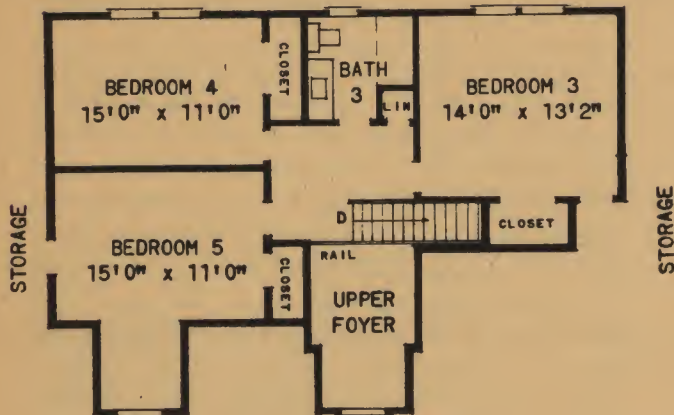


BASEMENT PLAN
Reduced Scale



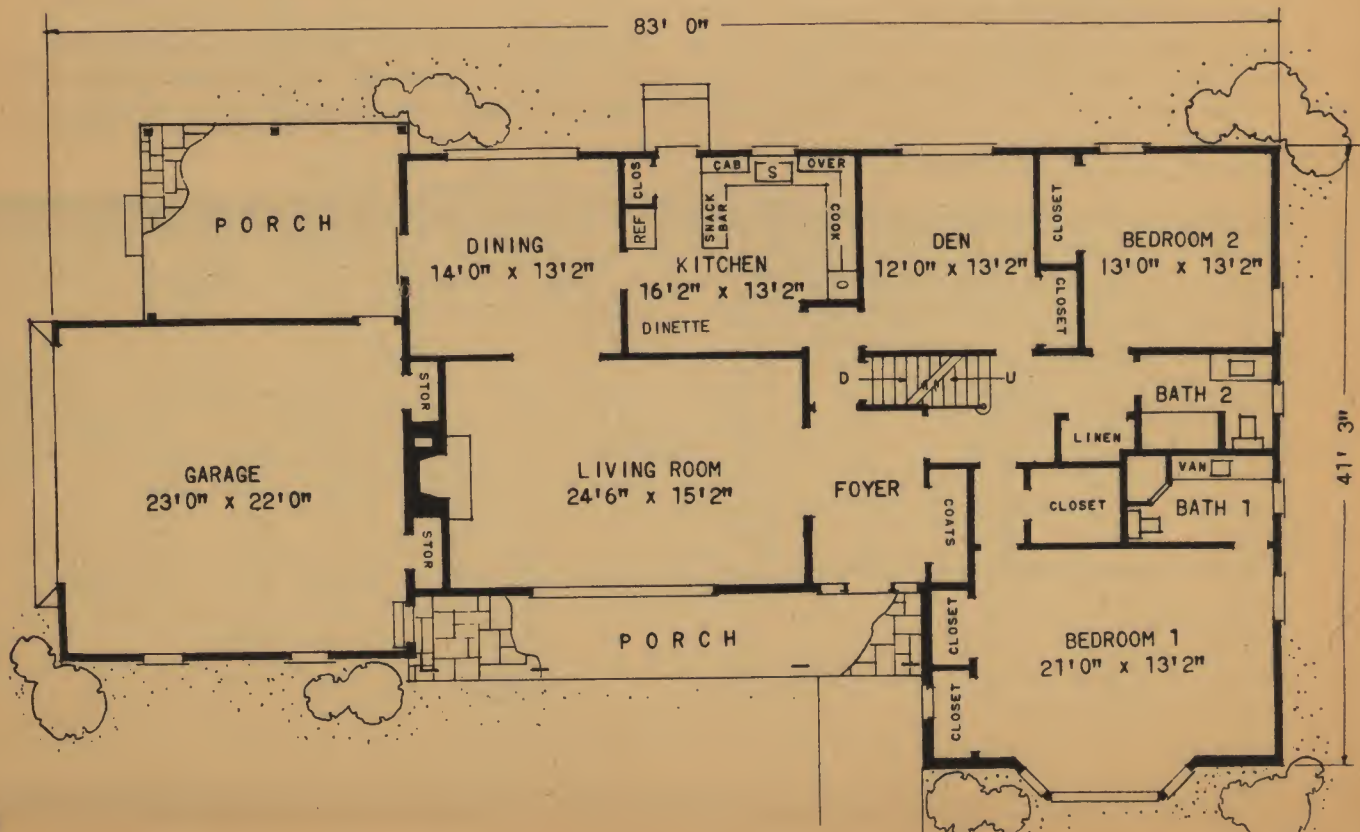


Early American fireplace treatment
in the formal living room.



FUTURE SECOND FLOOR
(Reduced Scale)

Overall Dimensions: 83' x 41'3",
including garage and porches.
Square Feet: 1,925 (1st floor).
Architect: Derick B. Kipp.





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Trademark: Tradition

PLAN NO. 5867-P

For a larger family this distinctive home offers space and comfort that is hard to find. The design is particularly noteworthy because it combines a living plan of modern layout with a truly traditional appearance—a rare combination. The handsome exterior line is achieved by the interesting hip-roof over bedroom #1, the well-proportioned front dormers, the long, open porch, and the attached garage which opens to the side. The materials used add interest; shingle, vertical boards and stone are judiciously combined, and the delicate, wrought iron columns suggest classic elegance. Five bedrooms or six are planned for the family and each room is a model of spacious comfort. The placement of these important rooms insures privacy. From the two-level front foyer the downstairs bedrooms can be reached easily, and the stairway to the upper rooms opens from the bedroom hall. The master bedroom at the front is well “insulated” from the rest of the house by a wall of closets on one side, and on the other, the walk-in closet and the stall-shower bathroom, linen closet and second bath. It’s a charming room, with its lovely window bay at the front. There are two exposures in the second bedroom, too. The versatile extra is the room that doubles as a bedroom or den. Here, a pair of windows look out on the back garden; there is a wide closet, and best of all, the room can be entered from the kitchen hall or the bedroom hall. It’s close enough to the kitchen to become an admirable family room that is so popular today. Remembering the good “old” days, the kitchen can be called old-fashioned, but that covers its size only. The planning for a busy homemaker is based on today’s living. A back entry is essential, the adjacent closet is just where it should be

to take care of outdoor clothing, muddy rubbers and umbrellas. The refrigerator comes next, handy for storing foods as they come in from marketing. A dinette corner is provided and also a snack bar, with lots of counter and cabinets around the sink area, and a cooking center with counter range and wall oven. The formal rooms are designed (like the kitchen and bedrooms) for the large family specifically. The dining room has excellent proportions, almost square, large enough for family dinners or formal parties. For other entertaining, the living room at the front is a fine, well-scaled room. The fireplace is the right size, the front picture window uses many panes for a charming effect, and the wide arches between dining room at the back and foyer at the side broaden the aspect of this distinguished room. The sheltered porch at the back adds outdoor entertaining facilities in keeping with the rest of the house. Upstairs rooms add three more bedrooms and a third bathroom, with the accent on space as well. Full advantage is taken of the shed dormer across the back for bedrooms 3 and 4 and the bath, and the room at the front has a delightful dormer alcove. The most unusual and attractive feature, the two level foyer, is brightened by the second dormer, for a delightful upward vista from the entry foyer, and an equally attractive balcony effect on the second floor. As practical as it is pretty, this house has superior storage facilities: counting the two closets in the garage, there are 14 closets (many of them doubles) plus under eave storage and basement. With a “king-sized” master bedroom and “queen-sized” kitchen, this house is truly designed for their majesties—the American family.



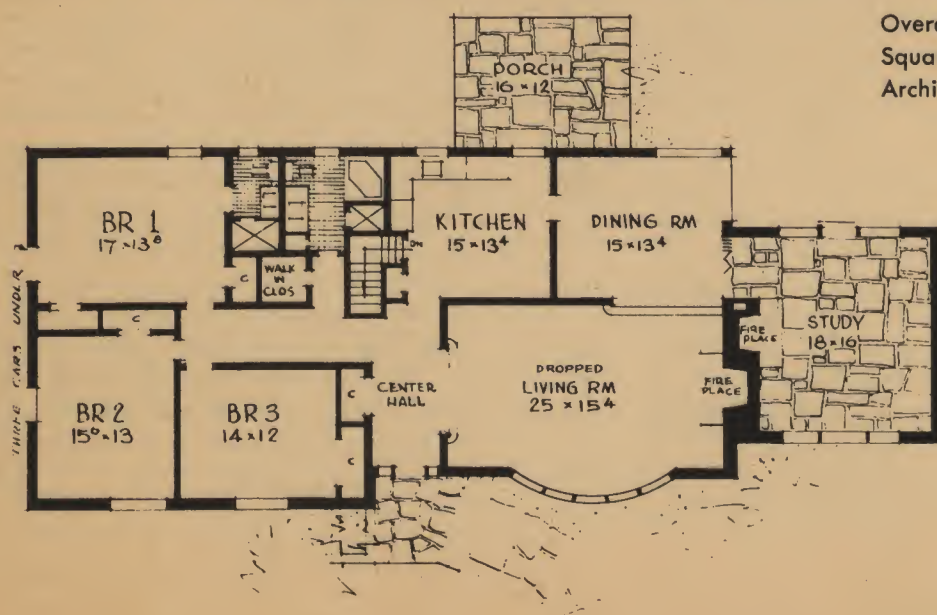
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Bright Flagstone Den

PLAN NO. 1594-P

Completely in harmony with today's best living scheme, this luxurious ranch house has extra features that will add a maximum of family comfort and dramatic entertaining possibilities. Pause for a moment, as you enter the spacious hall, for a view of the dropped living room, highlighted by the deep bow window. The stone fireplace is another focal point, emphasizing the fine proportions of this room. Up two curving steps at the back, you'll enter the dining room, where corner windows offer picture views. Perhaps the room that will mean the most to your family is the stunning study-den, separated by a foldaway door. Keynotes of informal living luxury are the fireplace, picture windows front and back (with French doors out to the rear terrace) and—the striking flagstone floor. The true center hall divides the areas

efficiently, and the kitchen at the back utilizes this to save steps to the front door. There's a back entry too, off a terrace-porch, and you can go right down to the cellar and garage which becomes a boon in bad weather. Note the convenience of the pantry closet. The family bathroom is on the same plumbing line with the kitchen for easy, economical installation. It has a stall shower as well as a tub, a built-in linen closet, and a handsome vanity as well. A huge walk-in closet just outside the door holds extra linens and family supplies and storage. All the sleeping comfort you want is incorporated into the three large bedrooms, as well as large, sliding-door closets for each. The master chamber is king-sized and has a private shower-lavatory all to itself. On the basement level, space is provided for three cars and equipment storage.



Overall Dimensions: 82'6" x 33'4".

Square Feet: 2,375.

Architect: Lester Cohen.

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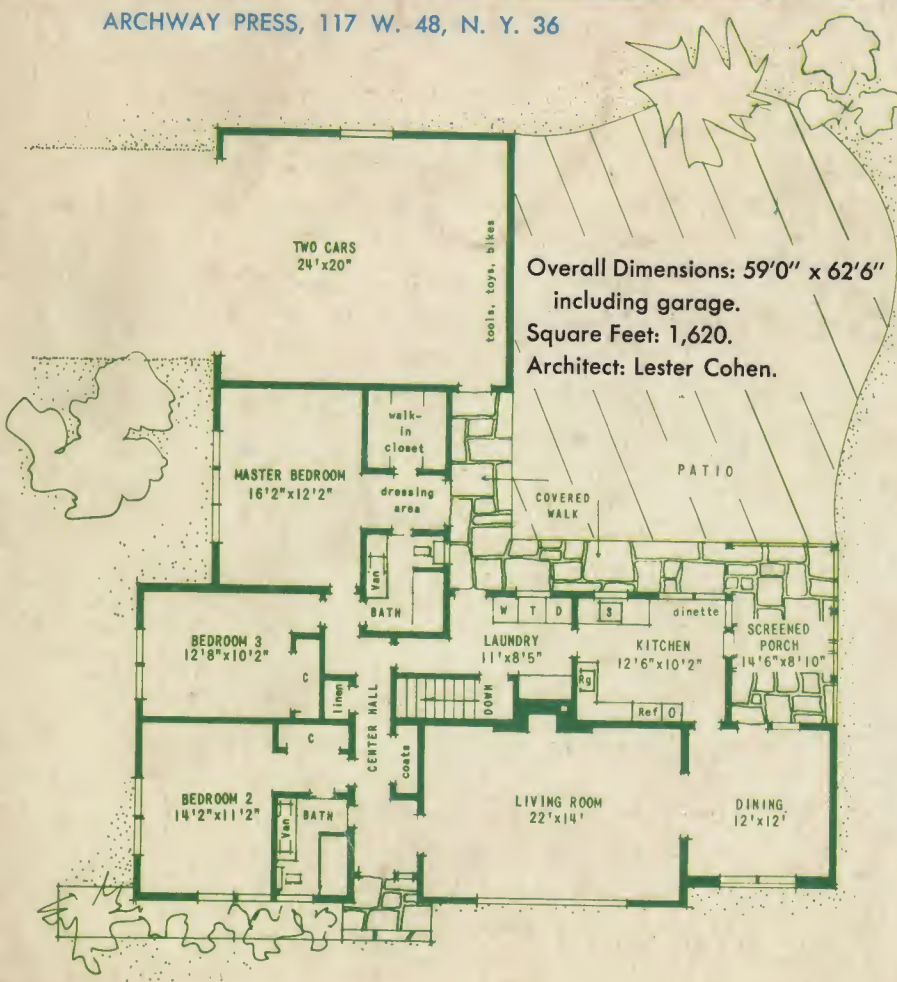
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Patio Prizewinner PLAN NO. 1754-P



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East or West, North or South, no house has won so many praises and prizes. Everyone will be talking about the patio, really an outdoor room, sheltered on two sides and convenient to the master bedroom, kitchen/service zones, and screened porch off the dining room. Beautifully styled, the living room is at the front, and its smart fireplace faces the wide window. You can go from the dining room out to the screened porch and then to the patio. The kitchen has convenient work space and a cozy dinette fitted under corner windows. The laundry room can make washdays less blue, a cheerful, airy spot—with access to the garage by the covered walk, or down to the cellar via the steps shown. The bedroom wing has been designed with an eye on comfort and budget. There are two full baths. One at the front hall is a guest lavatory as well as offering entry from bedroom 2. The second bath is at the back of the house, entered from master dressing room and from the bedroom hall. This is a magic house, turning living areas into glamor zones.

To order this plan, see page 47